

City Council

Special Meeting Agenda

October 10, 2017

Library Meeting Room, 951 Spruce Street

6:00 PM

*Note: The time frames assigned to agenda items are estimates for guidance only.
Agenda items may be heard earlier or later than the listed time slot.*

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. DISCUSSION/DIRECTION 2018 BUDGET**
 - A. OPEN SPACE & PARKS FUNDING POLICY**
 - Staff Presentation
 - Public Comments (Please limit to three minutes each)
 - Council Questions & Comments
 - Action
 - B. OPEN SPACE & PARKS FUND RESERVE POLICY**
 - Staff Presentation
 - Public Comments (Please limit to three minutes each)
 - Council Questions & Comments
 - Action
- 4. ADJOURN**

Study Session Agenda

7:00 PM

- | | | |
|----------------|------|---|
| 7:00 pm | I. | Call to Order |
| 7:00 - 7:45 pm | II. | Update – Open Space Designation and Acquisition Policy |
| 7:45 - 8:15 pm | III. | Update – Open Space Zoning |
| 8:15 – 9:00 pm | IV. | Update – Parks and Public Landscaping Advisory Board |
| 9:00 – 9:05 pm | V. | Advanced Agenda & Identification of Future Agenda Items |
| 9:05 pm | VI. | Adjourn |

**SUBJECT: DISCUSSION/DIRECTION 2018 BUDGET –
OPEN SPACE & PARKS FUNDING POLICY**

DATE: OCTOBER 10, 2017

PRESENTED BY: KEVIN WATSON, FINANCE

SUMMARY & FISCAL IMPACT:

As discussed at the August 8, 2017 Budget Retreat, the recurring revenue in the Open Space & Parks Fund is no longer sufficient to fund its recurring operational expenditures, let alone its annual capital outlay. The Open Space & Parks Fund is also projected to spend down its reserves to minimum levels by the end of 2018. Therefore, the Open Space & Parks Fund will no longer be able to use its reserves to help fund its ongoing operations and capital improvements plan.

The following table summarizes the projected *operating* deficits for 2017 through 2021. Note that the operating deficit is projected to double from 2017 to 2021.

	2017 Estimate	2018 Rec Bdgt	2019 Projection	2020 Projection	2021 Projection
Operating Revenue:					
Taxes [1]	1,999,040	2,080,540	2,064,370	2,102,580	2,132,400
Other Miscellaneous	77,100	53,130	46,560	47,740	48,960
Total Operating Revenue	2,076,140	2,133,670	2,110,930	2,150,320	2,181,360
Operating Expenditures:					
Central Fund-Wide Charges	264,285	291,016	305,810	321,630	338,290
Snow & Ice Removal	83,800	86,310	90,850	95,510	100,430
Open Space Admin & Ops	581,355	627,402	661,030	694,960	730,730
Parks Admin & Ops	1,449,817	1,440,695	1,523,150	1,604,970	1,691,450
Total Operating Expenditures	2,379,257	2,445,423	2,580,840	2,717,070	2,860,900
Total Operating Surplus/(Deficit)	(303,117)	(311,753)	(469,910)	(566,750)	(679,540)

[1] Includes "non-recurring" building use tax revenue

The next table summarizes the projected *capital* deficits for 2017 through 2021. Since all sales and use taxes are committed to funding operations, the only capital-related revenue consists of project grants, developer contributions, land dedication fees, and impact fees.

SUBJECT: OPEN SPACE & PARKS FUNDING POLICY**DATE: OCTOBER 10, 2017****PAGE 2 OF 7**

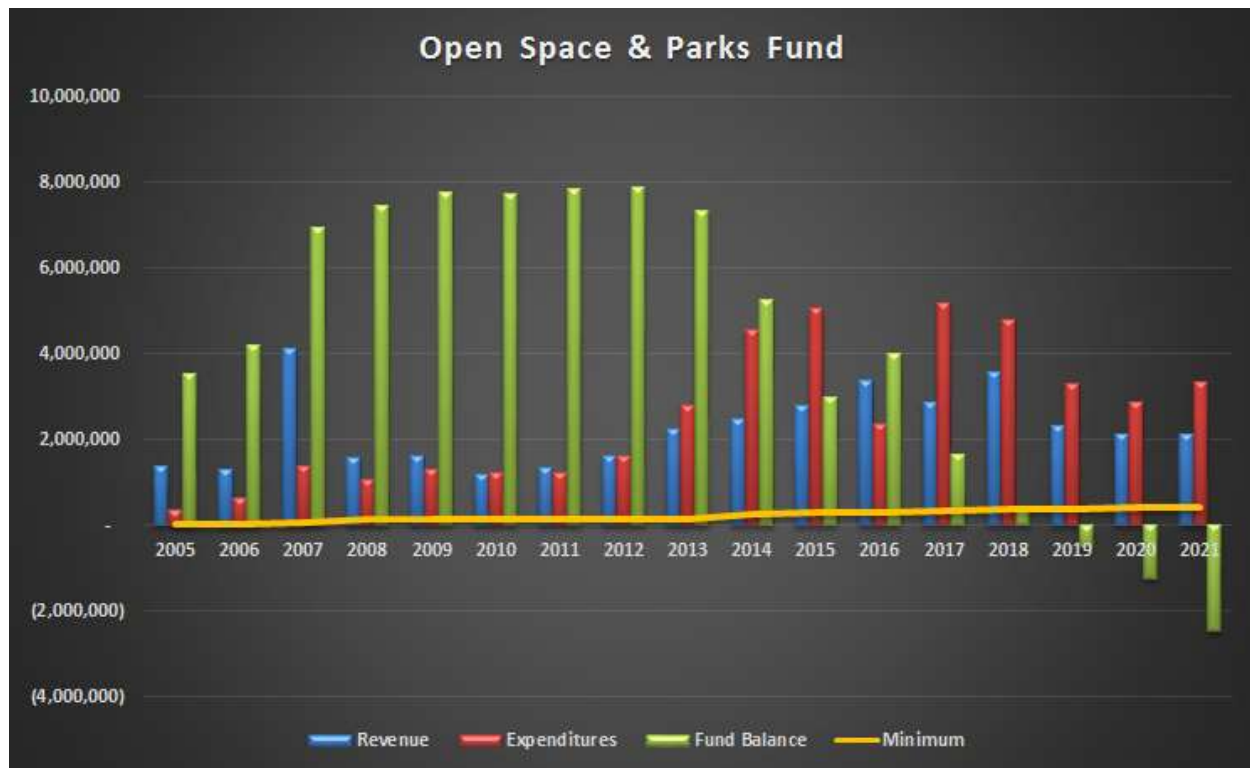
	2017 Estimate	2018 Rec Bdgt	2019 Projection	2020 Projection	2021 Projection
Capital-Related Revenue:					
Grants	4,800	750,000	-	-	-
Reimbursements & Contributions	162,500	-	-	-	-
Land Dedication Fees	432,330	-	-	-	-
Impact Fees	198,830	539,120	230,550	19,180	-
Total Capital-Related Revenue	798,460	1,289,120	230,550	19,180	-
Capital Expenditures:					
Streetscapes	27,934	27,500			
Snow & Ice Removal	7,934	7,500			
Parks	120,579	118,850			
Open Space Equip, Trails, Etc	602,550	2,193,420			
Open Space Acquisition	2,065,000	-			
Total Capital Expenditures [2]	2,823,997	2,347,270	714,214	171,742	483,750
Total Capital Surplus/(Deficit)	(2,025,537)	(1,058,150)	(483,664)	(152,562)	(483,750)

[2] Totals for 2019 - 2021 are net totals from proposed C-I-P and are not shown in detail above

Combining the operating deficits and the capital deficits gives the total fund deficits, which fluctuate significantly based on annual appropriations for capital outlay.

	2017 Estimate	2018 Rec Bdgt	2019 Projection	2020 Projection	2021 Projection
Total Fund Surplus/(Deficit)	(2,328,654)	(1,369,903)	(953,574)	(719,312)	(1,163,290)

Without significant expenditure cuts, the Open Space & Parks Fund will need to rely on new revenue sources or transfers from other funds. As can be seen in the following chart, without new revenue sources or recurring interfund transfers, the Open Space & Parks Fund balance declines quickly.



Previous Long-Term Financial Plans had foreseen this imbalance and assumed transfers from the General Fund would eventually subsidize the total fund deficits. However, due to the year-to-year fluctuations in the level of capital within the Open Space & Parks Fund, the ongoing transfers from the General Fund would also fluctuate and be difficult to project. This limits the General Fund's financial flexibility and inhibits the use of General Fund resources for recurring expenditures to support general government services. For example, capital such as open space acquisition would compete directly with general government services, such as police protection, street maintenance, and administrative services.

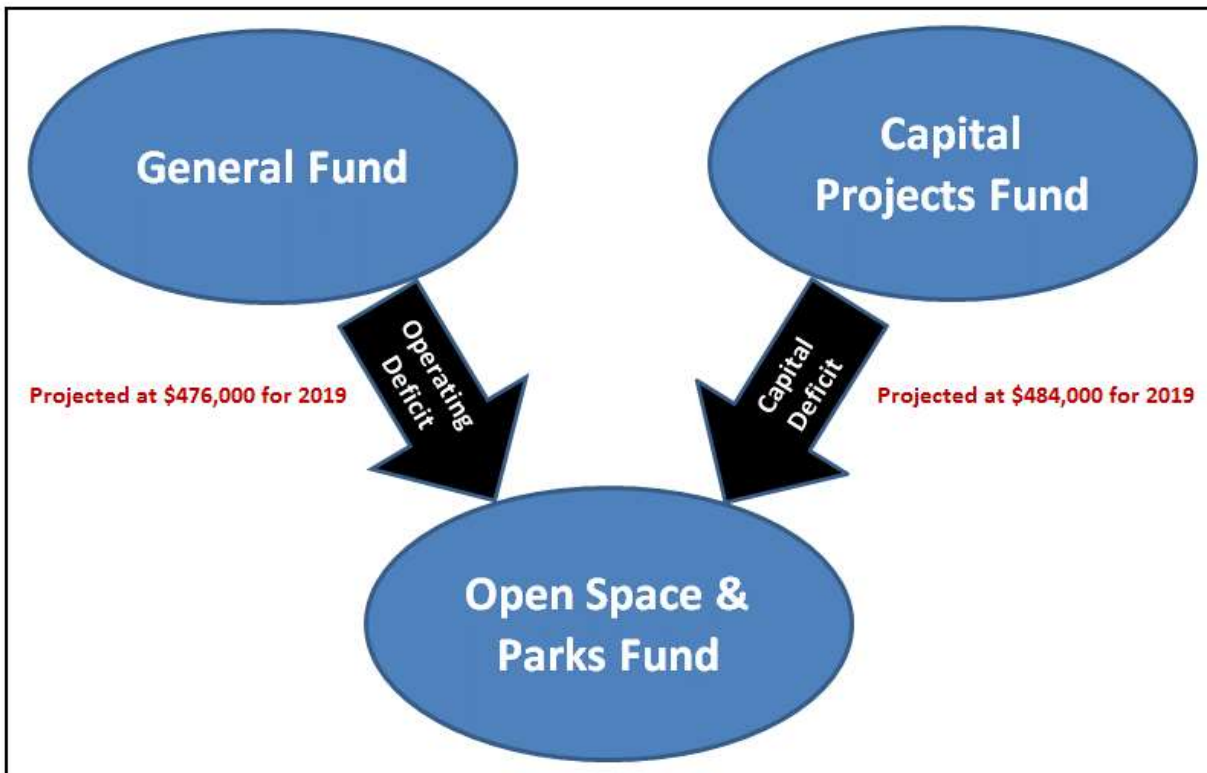
At the September 26, 2017 presentation of the Recommended 2018 Budget, staff proposed an alternative method of supporting the Open Space & Parks Fund that included transfers from both the General Fund and the Capital Projects Fund. Staff proposes this alternative method be effective for the 2019 fiscal year and is defined, as follows:

- The **General Fund** will make an annual transfer to the Open Space & Parks Fund calculated as total Open Space & Parks Fund operational expenditures, less all sales and use tax revenue, and less all other non-capital, recurring revenue (exclusive of interest earning). This will result in an ongoing transfer that will not fluctuate significantly and will be relatively easy to project. It will also

eliminate the funding competition between capital projects and general government services.

- The **Capital Project Fund** will make an annual transfer to the Open Space & Parks Fund calculated as total Open Space & Parks Fund capital expenditures less all capital-related revenue, such as one-time grants, contributions, land dedication fees, and any transfers from the Impact Fee Fund. This will put capital projects in funding competition with capital projects.

In summary, the Open Space & Parks Fund's operational deficit would be funded by the General Fund and its capital deficit would be funded by the Capital Projects Fund.



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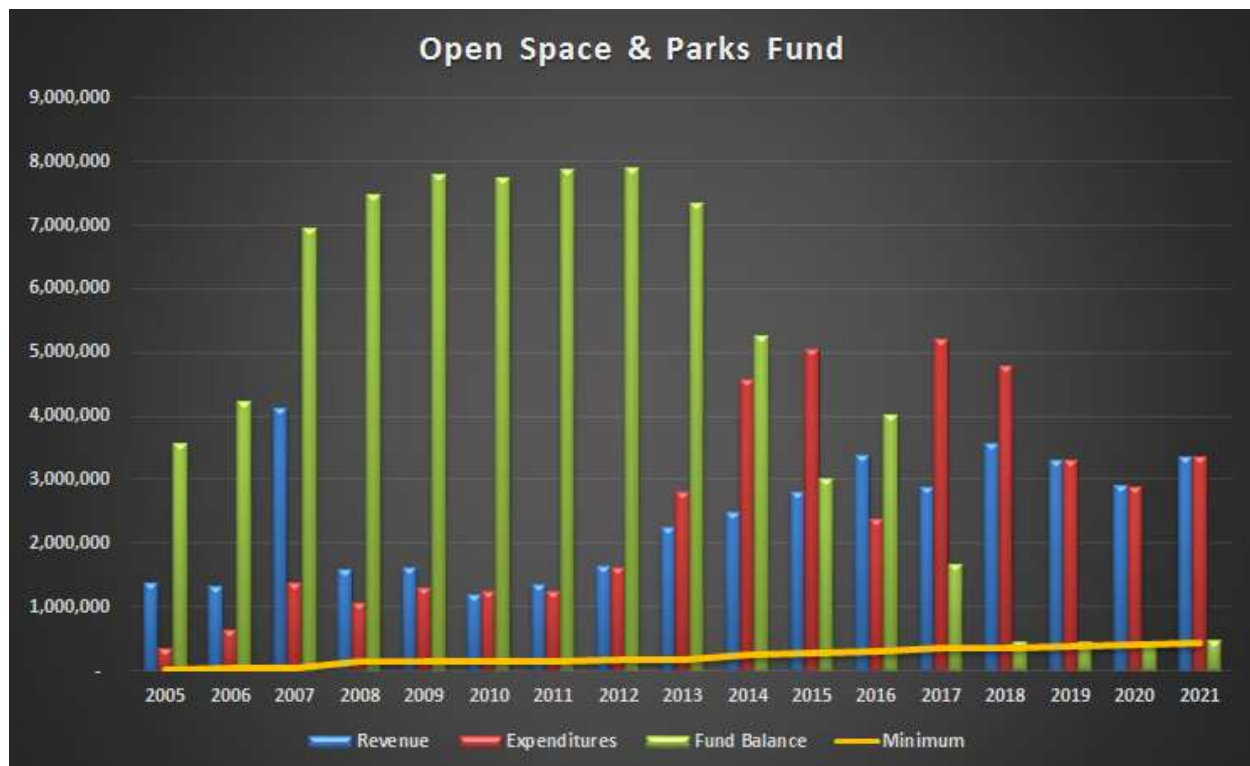
The amount of transfers projected from each fund for 2019-2021 are shown in the table below.

	2017 Estimate	2018 Rec Bdgt	2019 Projection	2020 Projection	2021 Projection
Total Fund Surplus/(Deficit)	(2,283,654)	(1,369,343)	(952,884)	(718,512)	(1,162,350)
General Fund Transfers [3]			476,260	574,280	688,290
Capital Project Fund Transfers			483,664	152,562	483,750
Total Transfers			959,924	726,842	1,172,040

[3] Calculation excludes amounts projected for interest earnings

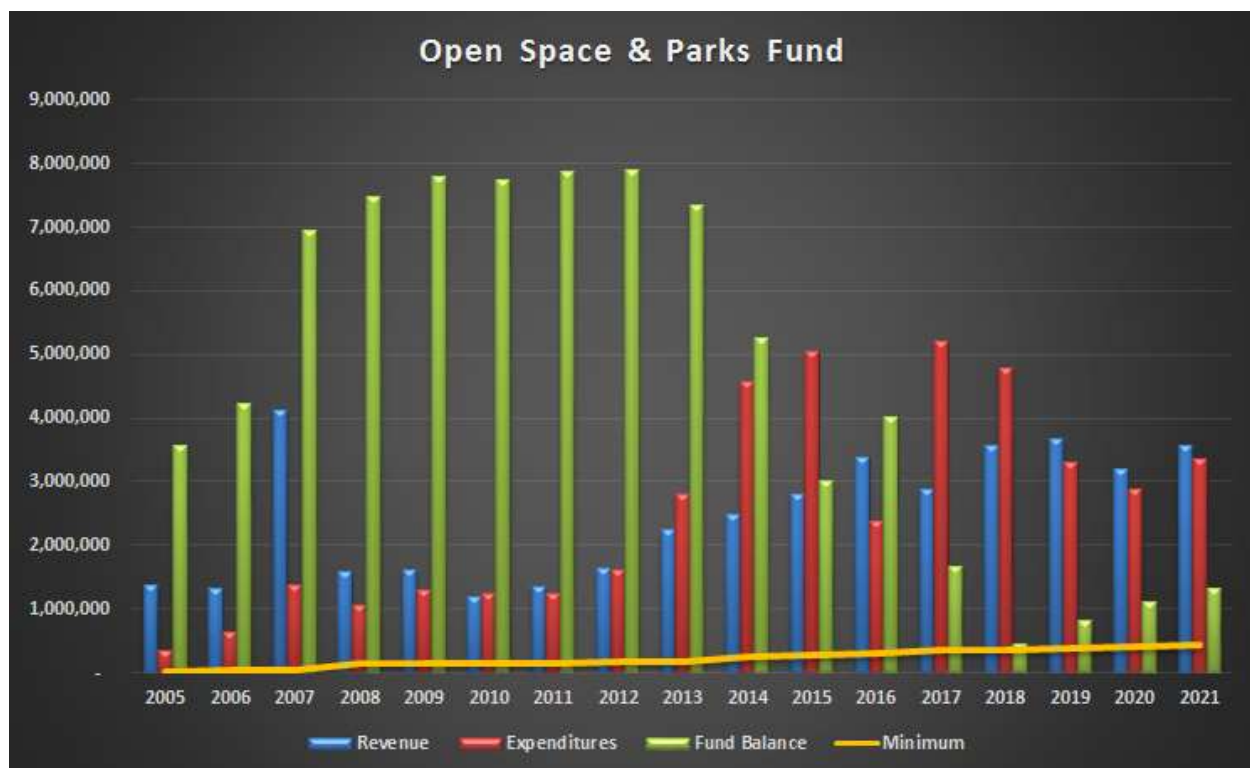
Note that the General Fund transfer is slightly higher than the operational deficit due to the exclusion of interest earnings in the transfer calculation. This ensures a slight growth in the fund balance over time to help maintain the minimum reserves.

The following chart summarizes the impact of the transfers to the Open Space & Parks Fund balance and demonstrates compliance with the minimum reserve policy.

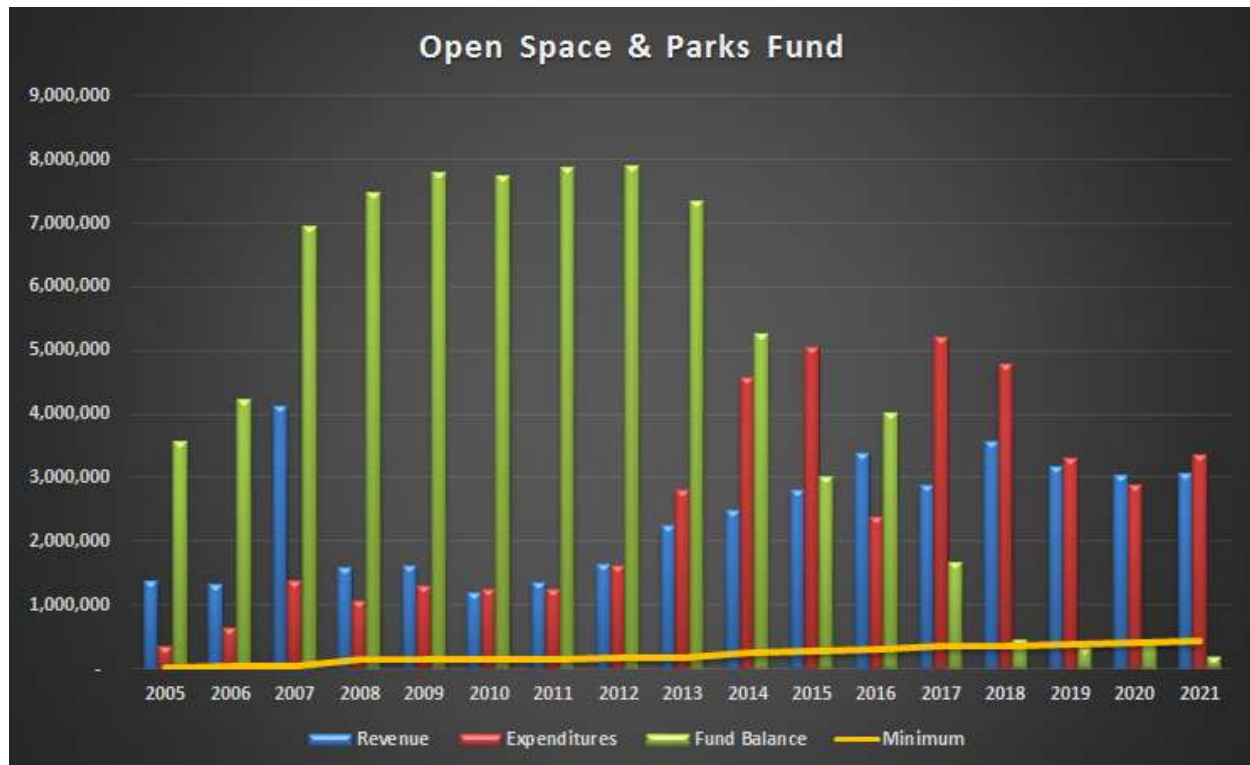


Also at the September 26, 2017 meeting, staff presented an alternative to the above calculation of the General Fund transfer. Under this scenario, the General Fund transfer would be calculated as the total General Fund cost of Parks Operations in 2007 (\$626,990) inflated to 2019-2021 using the Consumer Price Index. *The Capital Projects Fund transfer would remain as proposed.*

This alternative results in approximately \$834,000 more in transfers from the General Fund to the Open Space & Parks Fund from 2019 through 2021. The impacts to the Open Space Fund reserves can be seen in the next chart.



At the September 26, 2017 meeting, Council requested staff to modify the preceding scenario by removing the transfer from the Capital Projects Fund. The impact on Open Space & Parks Fund can be seen in the next chart.



The General Fund transfer alone, as proposed by staff, does not keep the Open Space & Parks Fund reserves at the minimum level. However, there are numerous General Fund transfer formula definitions that could be used.

RECOMMENDATION:

All information is presented for further discussion. Staff seeks to receive further direction on a long-term funding plan for the Open Space & Parks Fund. This plan will be included in the budget presentation at the public hearing on October 17, 2017.

ATTACHMENT(S):

None.

SUBJECT: DISCUSSION/DIRECTION 2018 BUDGET –
OPEN SPACE & PARKS FUND RESERVE POLICY

DATE: OCTOBER 10, 2017

PRESENTED BY: KEVIN WATSON, FINANCE

SUMMARY:

The current Reserve Policy for the Open Space & Parks Fund (Section 2.2) defines a *minimum* fund balance and a *targeted* fund balance:

- “The minimum fund balance of the Open Space and Parks Fund shall be maintained at or above 15% of current operating expenditures. For purpose of this policy, operating expenditures include only open space and parks operations and exclude all interfund transfers and capital outlay.”
- “The targeted fund balance of the Open Space and Parks Fund will include the minimum fund balance plus an amount sufficient to cover the City’s share (considering other likely joint partners) of the total projected cost of acquiring the three highest priority candidate open space properties. As the highest priority properties are purchased, this amount will be adjusted.”

The City Council and Finance Committee have both discussed possible changes to the definition of *targeted* fund balance. Specifically, the Council has questioned whether the target of covering the cost of acquiring the three highest priority candidate open space properties is still appropriate.

At the September 26, 2017 budget presentation, Council discussed three options for defining the targeted fund balance.

- Option 1: The targeted fund balance is defined as the minimum fund balance plus cost of acquiring the three highest priority parcels (current policy).
- Option 2: The targeted fund balance is defined as the minimum fund balance plus cost of acquiring the largest remaining priority candidate parcel.
- Option 3: No definition – the targeted fund balance concept is removed from the policy.

FISCAL IMPACT:

Attached is a table presented to the Finance Committee at their September 18 meeting, which summarizes the calculations for the three options.

- Option 1: Targeted fund balance = \$1.3 million
- Option 2: Targeted fund balance = \$2.2 million
- Option 3: Targeted fund balance = minimum fund balance = \$366,000

RECOMMENDATION:

The three targeted fund balance options are presented for further discussion. Staff seeks direction regarding Council's preference, which will be included in the budget presentation at the public hearing on October 17, 2017.

ATTACHMENT(S):

1. Targeted Fund Balance Calculations

Calculation of Open Space and Parks Fund Target Reserve Option 1

	2018 Operating Budget	15% of Operating Budget
Minimum Reserve = 15% of budgeted operating expenditures:	\$ 2,438,000	\$ 365,700

Louisville's projected share of the cost of acquiring 3 highest priority candidate parcels

Property	Acres	Estimated		Partners	Louisville Share	
		Price/Acre	Total Price		\$	%
Bennett Property (N.2)*	8	\$ 49,000	\$ 392,000	BOCO	\$ 196,000	50%
Newbold Property (N.3)*	10	\$ 49,000	\$ 490,000	BOCO	\$ 245,000	50%
Salaman Property (XX)*	19	\$ 49,000	\$ 931,000	GOCO	\$ 465,550	50%
Totals	37	\$ 49,000	\$ 1,813,000	BOCO	\$ 906,550	Varies

Total 15% reserve plus potential acquisition costs: \$ 1,272,250

*Property identifier from priority candidate parcels

Calculation of Open Space and Parks Fund Target Reserve Option 2

	2018 Operating Budget	15% of Operating Budget
Minimum Reserve = 15% of budgeted operating expenditures:	\$ 2,438,000	\$ 365,700

Louisville's projected share of the cost of acquiring the largest remaining priority candidate parcel

Property	Acres	Estimated		Partners	Louisville Share	
		Price/Acre	Total Price		\$	%
Schreiter Property (MM)*	73	\$ 49,000	\$ 3,577,000	BOCO	\$ 1,788,500	50%
Totals	73	\$ 49,000	\$ 3,577,000	BOCO	\$ 1,788,500	Varies

Total 15% reserve plus potential acquisition costs: \$ 2,154,200

*Property identifier from priority candidate parcels

**SUBJECT: UPDATE OPEN SPACE ADVISORY BOARD – OPEN SPACE
DESIGNATION AND ACQUISITION POLICY**

DATE: OCTOBER 10, 2017

PRESENTED BY: HELEN MOSHAK, OSAB CHAIR

The City of Louisville Open Space Advisory Board (OSAB) appreciates the opportunity to communicate directly with the City Council on October 10th, 2017 to discuss the following topics:

- 1) Funding strategies and priorities for operations, capital, and acquisition to support the Open Space Division.
- 2) Revised format for “Candidate Open Space Parcels” which has been retitled as “Opportunities for Preserving Open Space & Improving Trail Connectivity”.

Current OSAB Members: Helen Moshak, Michael Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, and Fiona Garvin

RECOMMENDATION:
Discussion

ATTACHMENT(S):

1. Memo: Open Space Advisory Board Recommendations for Discussion
2. Opportunities for Preserving Open Space & Improving Trail Connectivity
 - A. Overview of All Properties Reviewed
 - B. Individual Property Sheets for High Priority Parcels

Memorandum

To: City Council

From: Helen Moshak, Open Space Advisory Board (OSAB) Chair, on Behalf of OSAB

Date: October 10th, 2017

Re: Open Space Advisory Board Recommendations for Discussion

We recognize that as our Open Space and Parks systems mature we will need to strategically plan for a balanced approach to acquisition, operations and CIP budgets. Open Space and Parks Fund Tax revenue is just one source in the funding mosaic. Additional fund sources in support of the Open Space or Parks programs include the General Fund, Lottery Funds, Grants and other funds. We would like to support Council and Staff in taking a comprehensive, long-term, strategic approach to multi-year revenue and expense Open Space budgets.

We recommend:

1. Staff, Council, OSAB, and PPLAB work together to produce helpful, accurate and transparent reporting. With this information as a common foundation for our understanding, communication, discussion, and recommendations, we can work from the same page to develop a balanced approach to managing and setting priorities in acquisitions, operations and CIP budgets. We will continue to work with Kevin Watson, Director of Finance, to develop graphs and tables that tell the story over the last 10 years of:
 - a. Total Open Space and Parks property acquisitions by fund (subtotals for OS and Parks)
 - b. Total Open Space and Parks Capital Improvement Projects by fund (subtotals for OS and Parks)
 - c. Total Open Space and Parks Operations and Management Expense Budgets by fund (subtotals for OS and Parks)
 - d. Open Space & Parks Tax Fund Actual Revenue and Expense Budget Totals with subtotals for Parks and Open Space programs
2. Council continue to allocate General Fund Revenue (~500k) in support of the Parks Operations budget annually as Council has in previous years so that instead of shifting more Parks Operations expenses to the OS &

Parks Tax fund, a higher percentage OS & Parks Tax fund can be budgeted for Open Space Operations and Capital Improvements priorities and replenishment of the Acquisitions Reserves.

3. Council, Staff, and OSAB continue to iterate on the format of the OSAB Acquisitions Recommendations to identify “Opportunities for Preserving Open Space and Improving Trail Connectivity” and create a final version that best supports the decision-making needs of City Council.
4. Staff, Council, and OSAB collaborate to develop a goal, formula and schedule for replenishing the acquisition reserves in the Open Space & Parks Tax fund.
5. Council and Staff include OSAB recommendations for setting 2019-2020 budget priorities

#1 Operations Priority - new full-time Senior Natural Resource Specialist position

#1 Capital Improvement Priority – Wayfinding Signage

#1 Capital Construction Priority – Trail Infrastructure improvements

Thank you for this opportunity to provide recommendations and participate in the City of Louisville budget process in support of our Open Space Program and the conservation, preservation and management of our natural resources



DRAFT - Open Space Advisory Board- PLANNING PURPOSES ONLY

Opportunities for Preserving Open Space & Improving Trail Connectivity

Property Name	Property Code	Current Zoning	Acres	Value Scores			Acquisition Value	Goal/Backup Strategy
				Community	Resource	Total		
Bennett-SE of HWY 42 & 96 th St.-western parcel	N.2	Agricultural (U)	8	16.33	9.50	25.83	HIGH	Fee Simple/CE/Trail Easement
Newbold-SE of HWY 42 & 96 th St.-eastern parcel	N.3	Agricultural (U)	10	16.00	9.67	25.67	HIGH	Fee Simple/CE/Trail Easement
Phillips 66-NE section	A.2	Commercial	80	17.43	7.86	25.29	HIGH	Fee Simple 30+ acres/CE/Trail Easement
Phillips 66-SW section	A.1	Commercial	77	15.43	6.00	21.43	HIGH	Fee Simple 30+ acres/CE/Trail Easement
Phillips 66-NW and SE sections	A	Commercial	228	16.29	4.86	21.14	HIGH	Fee Simple 30+ acres/CE/Trail Easement
Salaman-W of, and adjacent to, Davidson Mesa	XX	Estate Residential (U)	19	16.67	4.17	20.83	HIGH	Fee Simple/CE
Schreiter-SE of Dillon & S. 96th St.	MM	Agricultural (U)	73	16.00	4.00	20.00	HIGH	Fee Simple/CE
Centennial- Middle	WW	Commercial	20	14.83	3.67	18.50	HIGH	Conservation Easement/ Trail Easement
Centennial-Eastern	WW.2	Commercial	20	14.50	3.67	18.17	HIGH	Conservation Easement/ Trail Easement
Games-Between S 96th & S. Arthur Ave.- North	C.1	Commercial	5	13.33	3.67	17.00	HIGH	Fee Simple/ Trail Easement
CO Tennis Facilities-Between S 96th & S. Arthur Ave.- South	C.3	Commercial	33	12.83	2.67	15.50	HIGH	Trail Easement
Archdiocese-Between S 96th & S. Arthur Ave.- Middle	C.2	Commercial	14	12.33	2.83	15.17	HIGH	Trail Easement
Mayhoffer-Empire Road adj. to Mayhoffer	D.2	Agricultural (U)	3	20.67	7.83	28.50	MEDIUM	Conservation Easement
Mayhoffer-Empire Road adj. to Mayhoffer	D.3	Agricultural (U)	5	18.67	6.00	24.67	MEDIUM	Conservation Easement
Bennett-SE of HWY 42 & 96 th St.-western small	N.1	Agricultural (U)	2	14.50	7.33	21.83	MEDIUM	Fee Simple/ CE/ Trail Easement
Centennial-Western	WW.1	Commercial	6	14.50	3.83	18.33	MEDIUM	Conservation Easement/ Trail Easement
Truman-N of Paradise Lane- Eastern most	II	Agricultural (U)	9	15.00	4.00	19.00	LOW	Conservation Easement
Phillips 66-N of Paradise Lane- Middle	GG	Agricultural (U)	19	12.17	5.33	17.50	LOW	Conservation Easement
Phillips 66-S of Paradise Lane- Eastern most	KK	Agricultural (U)	9	12.17	5.33	17.50	LOW	Conservation Easement
Centennial-West of GHX	ZZ.1	Commercial	5	13.83	3.50	17.33	LOW	Conservation Easement
Santille- SE of S.Bldr Rd & 95th St.	F	Commercial	9	13.00	3.00	16.00	LOW	Recommend PPLAB Review
Neumann-NW of Hwy 42 & 287-Eastern most	J	Agricultural (U)	30	12.17	2.67	14.83	LOW	Conservation Easement
Phillips 66-S of Paradise Lane- 2nd in from east	JJ	Agricultural (U)	10	10.83	4.00	14.83	LOW	Conservation Easement
Phillips 66-N of Paradise Lane- Western most	EE	Agricultural (U)	10	10.67	3.33	14.00	LOW	Conservation Easement
Losasso-NW of Hwy 42 & 287-2nd in from west	H	Agricultural (U)	8	11.50	2.33	13.83	LOW	Conservation Easement
Paradise Lane LLC- Western most	FF	Agricultural (U)	10	10.83	3.00	13.83	LOW	Conservation Easement
Public Service-Between Damyanovich and D. Mesa	ZZ	Commercial	22	9.50	4.17	13.67	LOW	Conservation Easement
Machol-NW of Hwy 42 & 287-2nd in from east	K	Agricultural (U)	12	10.83	2.50	13.33	LOW	Conservation Easement
Schmidt-NW of Hwy 42 & 287- Western most	G	Agricultural (U)	3	10.50	2.50	13.00	LOW	Conservation Easement
Paradise-S of Paradise Lane- 2nd in from west	HH	Agricultural (U)	10	9.67	2.67	12.33	LOW	Conservation Easement
Losasso-NW of Hwy 42 & 287-3rd in from west	I	Agricultural (U)	17	9.67	2.50	12.17	LOW	Conservation Easement
PSOC -Western	B.1	Agricultural (U)	3	9.17	2.83	12.00	LOW	Recommend PPLAB Review
Goldstein-Dillon Road Homestead (within Trillium)	O	Agricultural (U)	5	9.33	2.67	12.00	LOW	Conservation Easement
PSOC-Dillon West of Warembourg	B	Agricultural (U)	5	8.17	2.00	10.17	LOW	Recommend PPLAB Review

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DRAFT- Strategies and Tools for Open Space Property Acquisition

12/10/2015

Summary: acquisition discussions between OSAB, Malcolm Fleming, and OS staff (with input from Boulder & Jefferson County OS staff)

Tool	Description	How it works	Advantages	Disadvantages
Real Estate Retainer	A real estate retainer fee is paid upfront to engage a real estate agent by the city to ensure the commitment of the agent, and it does no guarantee an outcome or final product. The retainer fee is structured as an offset against the commission and is retained only if a deal fails to close. If the deal closes, the fee is returned to the client.	While many large open space agencies have staff dedicated to land acquisitions, this is impractical or unfeasible for smaller agencies due to cost and infrequency of opportunities. A smaller municipality could extend its reach through an established network of real estate brokers in the area. Real estate brokers tend to be the first individuals with knowledge of potential land coming on the market for sale, and may have relationships with landowners in the area. A municipality could provide a select group of brokers its target acquisition list to either pursue transactions, or to simply keep the municipality abreast of potential target acquisition opportunities. It is typical in the real estate industry for a seller to pay all brokerage commissions/compensation.	Expands the reach of smaller municipalities' on-staff resources at minimal additional costs, and may result in additional opportunities	May result in a conflict if multiple brokers identify the same target acquisition at the same time, an event more common in a smaller municipality real estate market.
Right of first refusal/Option Agreement	A right of first refusal is a contractual right that gives its holder the option to enter a business transaction with the owner of something, according to specified terms, before the owner is entitled to enter into that transaction with a third party.	The right of first refusal is a contract between the buyer and seller which specifies that the land may be acquired by the buyer at a future date. This gives the municipality the opportunity to match an offered purchase price within a specified time period should a landowner receive a legitimate offer to sell. A purchase option is simply a right that the municipality holds to purchase the land by a specified date at a specified price. A right of first refusal and a purchase option can be either donated to the municipality or sold.	Keeps the opportunity open, keeps the dialogue going, inexpensive.	Money paid to the seller for the right of first refusal/option is forfeited if the city cannot or will not purchase the land at the specified time and price.

Fee Simple Acquisition	Fee simple absolute is a freehold ownership of property including the land and any improvements to the land in perpetuity. It is the highest possible ownership interest, it is alienable, and devisable.	Most acquisitions of open space have historically been fee simple purchases.	Fee acquisition have the advantage of giving the city full control over the management of the properties' resources, and provide the greatest flexibility for decision making about the best ways to address visitor access, agricultural management, ecological restoration and other management issues.	Most expensive of all acquisition tools
Conservation Easements	<p>The easement is either voluntarily donated or sold by the landowner and constitutes a legally binding agreement that limits certain types of uses or prevents development from taking place on the land in perpetuity while the land remains in private hands.</p> <p>Conservation easements protect land for future generations while allowing owners to retain many private property rights and to live on and use their land, at the same time potentially providing them with tax benefits.</p>	<p>In a conservation easement, a landowner voluntarily agrees to sell or donate certain rights associated with his or her property – often the right to subdivide or develop – and a private organization or public agency agrees to hold the right to enforce the landowner's promise not to exercise those rights. In essence, the rights are forfeited and no longer exist.</p> <p>An easement selectively targets only those rights necessary to protect specific conservation values, such as water quality or migration routes, and is individually tailored to meet a landowner's needs. Because the land remains in private ownership, with the remainder of the rights intact, an easement property continues to provide economic benefits for the area in the form of jobs, economic activity and property taxes.</p> <p>A conservation easement is legally binding, whether the property is sold or passed on to heirs. Because use is permanently restricted, land subject to a conservation easement may be worth less on the open market than comparable unrestricted and developable parcels. Sometimes conservation easements will enable the landowner to qualify for tax benefits in compliance with Internal Revenue Service rules.</p>	<p>Landowners can protect land in perpetuity while maintaining ownership. There are significant savings on taxes including property, income and estate taxes. Landowners are motivated to donate CEs because Colorado allows transferable tax credits for qualified donations. Currently, a CE donor can earn up to \$375,000 in state income tax credits. Under policies now in effect, these credits can be carried forward for up to 20 years and used as needed to offset state income tax payments, or sold to others.</p>	<p>Conservation easements are irrevocable and rights included are no longer an option for landowner.</p>

Trail Easements	<p>“A trail easement is a perpetual legal agreement that allows others to use someone’s land in the manner provided for within the easement. An easement can be very broad, granting access to the easement holder and the public, or it can restrict what kind of access, when and under what conditions access can be used. For instance, the easement can be for public access to an entire property, or it could be restricted to certain users on a trail of a certain width. An easement can be for hiking only, bicycling, horseback riding; whatever uses the parties agree to, limited or expanded to the extent they decide.” (Adapted from Creating Greenways: A Citizens Guide, May 2007)</p>	<p>A partial interest in a property is granted to allow entry onto another landowner’s property. Trail facilities are developed within a designated area, to allow users onto the corridor to use the trail. Negotiation between trail managers and owners usually occurs. Owners may be willing to allow access for a fee or donation of the easement.</p>	<p>Easement acquisition is usually cheaper than outright purchase of land. There are less disruptions of existing land uses.</p>	<p>Tensions can arise between entities regarding terms or covenants. Term easements can cause problems if owner does not choose to renew the easement.</p>
Parkland/Trail Dedication	<p>The voluntary transfer, or transfer as a condition of subdivision approval, of private property by its owner to the public for some public use, such as for streets or park land. Louisville requires a dedication of 12% of a developments total developable land or may require a cash payment in lieu of such land dedication, based on the current appraised value.</p>	<p>City requires developers and builders to dedicate park/trail lands or pay a fee that is used to acquire and develop park and trail facilities. This exaction fee is a way to offset increased demand for parks or trails created by developer/new homeowner</p>	<p>Cities can conserve open spaces at the pace of land development. Developers can negotiate to construct facilities saving cost to both parties.</p>	<p>Although courts generally uphold this type of exaction, it could result in litigation for requiring payment/land dedication.</p>

Bargain Sale of Land	A bargain sale is “part gift and part sale.” A bargain sale is a simple agreement in which a landowner sells real estate to a Charity for less than its fair market value. The difference between the fair market value and the purchase price is considered a charitable gift for which the donor will receive an income tax deduction. With a bargain sale, the seller also avoids capital gains tax on the donated portion of the property. A bargain sale can be an effective way to dispose of property that has increased greatly in value and on which the owner would otherwise owe a significant amount of capital gains tax.	An agreement is created to sell land for less than fair market value between City and landowner.	Potential tax benefits exist such as charitable donations and a reduction in capital gains tax. Sellers are often motivated to see land preserved.	Less profit for seller than selling at fair market value. Conservation value restraints may limit agency ability to purchase property.
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DRAFT

MAYHOFFER FARM (Acquired!)

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	N&S of Empire Rd (D) (200 acres, zoned Agricultural)	
Value	HIGH	
Aspirational Goal	Fee Simple Acquisition	
Backup Strategy	Conservation Easements & Trail Easements	
Community Value:	HIGH	
	Buffer Value:	Physical & visual buffer between Louisville & Lafayette
	Potential Partners:	Boulder County & Lafayette
	Adjacent Parcels:	Aquarius (south), Harney-Lastoka (north)
	Other Notes:	Highly visible from roadways; creates agricultural "home-town" feel
Resource Value:	HIGH	
	Habitat & Vegetation:	Agricultural
	Riparian/Wetland:	Coal Creek Riparian Corridor
Property Goals:	> Create a grassland restoration demonstration area	
	> Protect view shed	
	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Preserve Agricultural use/heritage	
Supporting Parcels:	> If D is acquired, OSAB supports acquiring parcel D.1.	
	> Acquisition of D.1 without D is not recommended.	
	> Acquisition of D.2 and D.3 without D and D.1 is not recommended.	
Owner - relationship status	On 9/2017 the Mayhoffer Farm (165 acres) was acquired as a fee title ownership (with intact mineral rights) for \$8,255,789. Partners shared cost as follows: 50% BOCO; 25% Louisville; 25% Lafayette. This deal also included two CE's (Centennial House Lot and Rental House Lot).	
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura

BENNETT

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	SE of HWY 42 & 96 th St.-western (N.2) (8 acres, zoned Agricultural)	
Value	HIGH	
Aspirational Goal	Fee Simple Acquisition	
Backup Strategy	Conservation Easements & Trail Easements	
Community Value:	MEDIUM	
	Buffer Value:	Hwy 42 Corridor
	Potential Partners:	Boulder County Parks & Open Space
	Adjacent Parcels:	Olson (west)
	Other Notes	
Resource Value:	HIGH	
	Habitat & Vegetation:	Coal Creek Riparian Corridor
	Riparian/Wetland:	Yes
	Other Notes:	
Property Goals:	>Preserve riparian zone	
	> Provide larger contiguous acreage with existing Open Space to the west	
	> Increase habitat health	
	> Protect biodiversity	
	> If N.2 and N.3 are both acquired consider realigning Coal Creek trail so that the trail is not adjacent to the road right-of-way and fenced in.	
Supporting Parcels:	> Assuming successful acquisition of N.2, OSAB would also support acquisition of N.1.	
	> Purchase of N.1 without N.2 is not recommended.	
Owner - relationship status	No contact has been made	
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin

NEWBOLD

Opportunities for Preserving Open Space and Improving Trail Connectivity		
Property	SE of HWY 42 & 96 th St.-eastern (N.3) (10 acres, zoned Agricultural)	
Value	HIGH	
Aspirational Goal	Fee Simple Acquisition	
Backup Strategy	Conservation Easements & Trail Easements	
Community Value:	MEDIUM	
	Buffer Value:	Hwy 42 Corridor
	Potential Partners:	Boulder County Parks & Open Space
	Adjacent Parcels:	CTC (east)
	Other Notes:	
Resource Value:	HIGH	
	Habitat & Vegetation:	Coal Creek Riparian Corridor
	Riparian/Wetland:	Yes
	Other Notes:	
Property Goals:	>Preserve riparian zone	
	> Provide larger contiguous acreage with existing Open Space to the east	
	> Increase habitat health	
	> Protect biodiversity	
	> If N.2 and N.3 are both acquired consider realigning Coal Creek trail so that the trail is not adjacent to the road right-of-way and fenced in.	
Supporting Parcels:		
	NA	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	
	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin	

PHILLIPS 66 (A.2)

Opportunities for Preserving Open Space and Improving Trail Connectivity

Property	NE section (A.2) (80 acres, zoned Planned Commercial)	
Value	HIGH	
Aspirational Goal	Fee Simple Acquisition of 30+ Acres	
Backup Strategy	Conservation Easements & Trail Easements	
Community Value:	MEDIUM	
	Buffer Value:	Buffer between Louisville and Broomfield
	Potential Partners:	Boulder County Parks & Open Space & Broomfield County
	Adjacent Parcels:	NA
	Other Notes:	
Resource Value:	MEDIUM	
	Habitat & Vegetation:	Grasslands
	Riparian/Wetland:	Small stock pond is currently on the property
	Other Notes:	
Property Goals:	>Create Buffer between Louisville and Broomfield	
	>Preserve riparian/wetland zone	
	> Expand trail connectivity	
	> Increase habitat health	
	> Protect biodiversity	
	> Protect view shed	
	> Restore native vegetation	
Supporting Parcels:	>OSAB recommends the purchase of 30+ contiguous acres on one of the three parcels (A, A.1, or A.2)	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin

PHILLIPS 66 (A.1)

Opportunities for Preserving Open Space & Improving Trail Connectivity

Property	SW section (A.1) (77 acres, zoned Planned Commercial)	
Value	HIGH	
Aspirational Goal	Fee Simple Purchase of 30+ Acres	
Backup Strategy	Conservation Easements & Trail Easements	
Community Value:	MEDIUM	
	Buffer Value:	Buffer between Louisville and Broomfield
	Potential Partners:	Boulder County Parks & Open Space & Broomfield County
	Adjacent Parcels:	NA
Resource Value:	MEDIUM	
	Habitat & Vegetation:	Grasslands
	Riparian/Wetland:	None
Property Goals:		
	> Expand trail connectivity	
	> Create buffer zone	
	> Increase habitat health	
	> Protect biodiversity	
	> Protect view shed	
	> Restore native vegetation	
	>OSAB recommends a trail corridor for public access.	
Supporting Parcels:	>OSAB recommends the purchase of 30+ contiguous acres on one of the three parcels (A, A.1, or A.2)	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott
		Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb,
		Fiona Garvin

PHILLIPS 66 (A)

Opportunities for Preserving Open Space & Improving Trail Connectivity		
Property	Phillips 66 - NW and SE sections (A) (228 acres, zoned Planned Commercial)	
Value	HIGH	
Aspirational Goal	Fee Simple Purchase of 30+ Acres	
Backup Strategy	Conservation Easements & Trail Easements	
Community Value:	MEDIUM	
	Buffer Value:	Buffer between Louisville and Broomfield
	Potential Partners:	Boulder County, Broomfield County
	Adjacent Parcels:	NA
Resource Value:	LOW	
	Habitat & Vegetation:	Grassland
	Riparian/Wetland:	None
	> Expand trail connectivity	
	> Create buffer zone	
	> Increase habitat health	
	> Protect biodiversity	
	> Protect view shed	
	> Restore native vegetation	
	> OSAB recommends a trail corridor for public access.	
Supporting Parcels:	> OSAB recommends the purchase of 30+ contiguous acres on one of the three parcels (A, A.1, or A.2)	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin

SALAMAN

Opportunities for Preserving Open Space & Improving Trail Connectivity		
Property	W, and adjacent to, Davidson Mesa (XX) (19 acres, zoned Estate Residential)	
Value	HIGH	
Aspirational Goal	Fee Simple Purchase	
Backup Strategy	Conservation Easements	
Community Value:	MEDIUM	
	Buffer Value:	NA
	Potential Partners:	None
	Adjacent Parcels:	Davidson Mesa (east and south); City of Boulder Open Space to the south west.
	Other Notes:	
Resource Value:	LOW	
	Habitat & Vegetation	Currently in poor condition
	Other Notes:	
Property Goals:	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Protect biodiversity	
	> Protect view shed	
	> Restore native vegetation	
Supporting Parcels:	NA	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin

SCHREITER

Opportunities for Preserving Open Space & Improving Trail Connectivity		
Property	SE of Dillon & S. 96th St. (MM) (73 acres, zoned Agricultural)	
Value	HIGH	
Aspirational Goal	Fee Simple Purchase	
Backup Strategy	Conservation Easement	
Community Value:	MEDIUM	
	Buffer Value:	Supports southern boundary
	Potential Partners:	Boulder County Parks & Open Space
	Adjacent Parcels:	Admor (west), Trillium (east)
Resource Value:	LOW	
	Habitat & Vegetation:	Agricultural
	Riparian/Wetland:	None
	Other Notes:	Explore agricultural options
Property Goals:	>Preserve agricultural use	
	> Protect heritage (rural character)	
	> Provide larger contiguous acreage	
	> Protect view shed	
Supporting Parcels:	NA	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott
		Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona
		Garvin

CENTENNIAL VALLEY (MIDDLE)

Opportunities for Preserving Open Space & Improving Trail Connectivity

Property	Centennial middle (WW) (20 acres, zoned Planned Commercial)	
Value	HIGH	
Aspirational Goal	Conservation Easements	
Backup Strategy	Trail Easements	
Community Value:	LOW	
	Buffer Value:	NA
	Potential Partners:	NA
	Adjacent Parcels:	Davidson Mesa (north) & powerline easement (north)
	Other Notes:	
Resource Value:	LOW	
	Habitat & Vegetation:	Grasslands
	Riparian/Wetland:	None
	Other Notes:	
Property Goals:	> Protect heritage (rural character)	
	> Expand trail connectivity to Davidson Mesa	
	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Protect biodiversity	
Supporting Parcels:	> If preservation of WW occurred, OSAB would support preservation of WW.1 & WW.2 as well.	
	> Acquisition of WW.1 alone would not be recommended.	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott
		Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona
		Garvin

CENTENNIAL VALLEY (EASTERN)

Opportunities for Preserving Open Space & Improving Trail Connectivity		
Property	Centennial - Eastern (WW.2) (20 acres, zoned Planned Commercial)	
Value	HIGH	
Aspirational Goal	Conservation Easements	
Backup Strategy	Trail Easements	
Community Value:	LOW	
	Buffer Value	NA
	Potential Partners	NA
	Adjacent Parcels	Davidson Mesa (north) & powerline easement (north)
	Other Notes	
Resource Value:	LOW	
	Habitat & Vegetation	Grasslands
	Riparian/Wetland	NA
	Other Notes:	
Property Goals:	> Protect heritage (rural character)	
	> Expand trail connectivity to Davidson Mesa	
	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Protect biodiversity	
Supporting Parcels:	> If preservation of WW occurred, OSAB would support preservation of WW	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin

GAMES

Opportunities for Preserving Open Space & Improving Trail Connectivity

Property	Between S 96th & S. Arthur Ave.- North (C.1) <i>(5 acres, zoned Planned Commercial)</i>	
Value	HIGH	
Aspirational Goal	Fee Simple Purchase	
Backup Strategy	Trail Easements	
Community Value:	LOW	
	Buffer Value	NA
	Potential Partners	NA
	Adjacent Parcels	Warembourg (west) & existing City open space (north)
	Other Notes	Bordered by existing city land to the north
Resource Value:	LOW	
	Habitat & Vegetation:	Grasslands, stand of trees
	Riparian/Wetland:	Unknown
	Other Notes:	
Property Goals:	> Protect heritage (rural character)	
	> Protect view shed	
	> Expand trail connectivity to Coal Creek Trail	
	> Provide larger contiguous acreage	
	> Preserve existing trees for wildlife habitat.	
	> Increase habitat health	
	> Protect biodiversity	
Supporting Parcels:	>OSAB recommends preservation of contiguous acreage and potential trail connectivity from the Coal Creek Trail to Dillon road in combination with parcels C.2 and C.3.	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott
		Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona
		Garvin

COLORADO TENNIS FACILITIES

Opportunities for Preserving Open Space & Improving Trail Connectivity

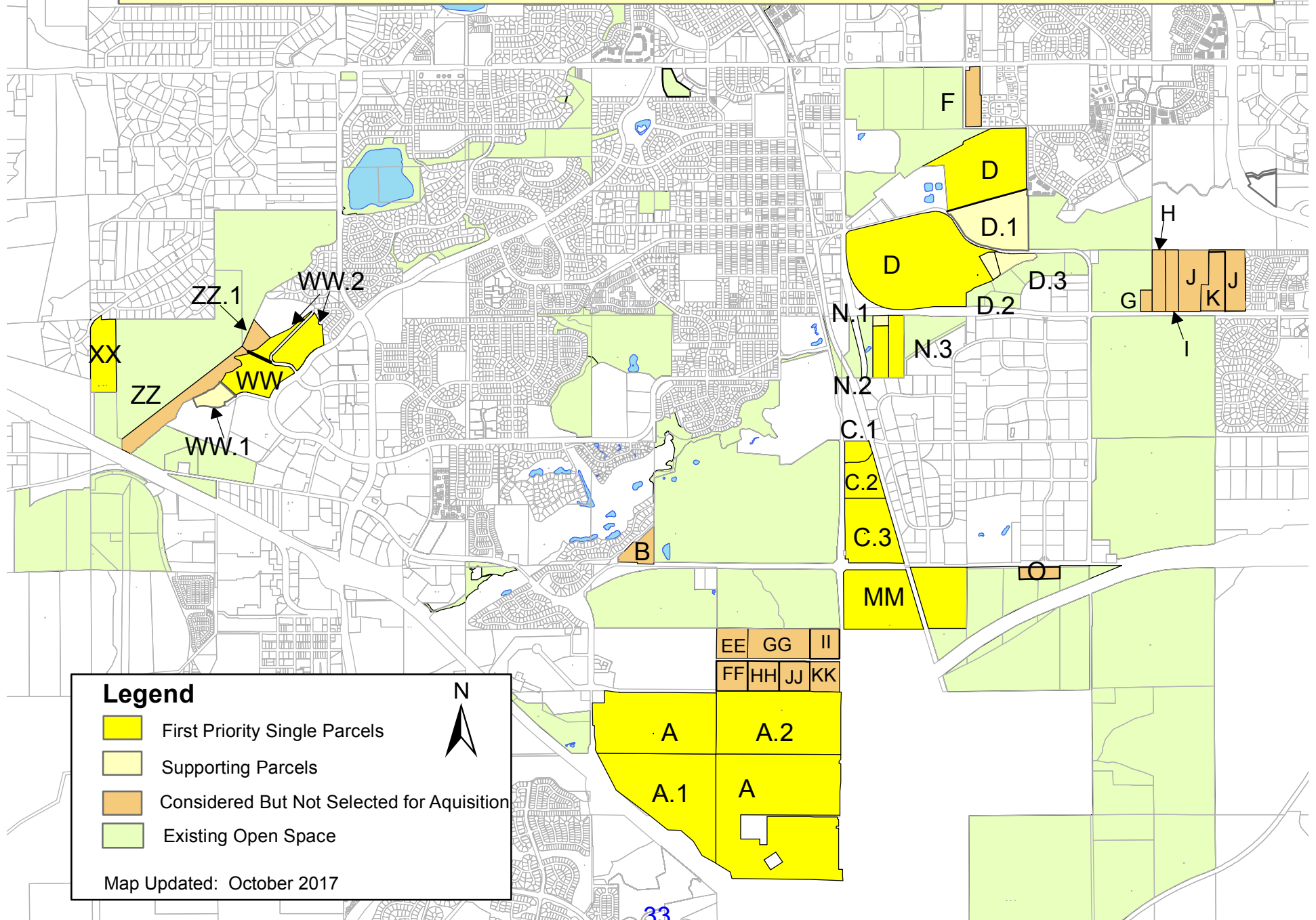
Property	Between S 96th & S. Arthur Ave.- Middle (C.2) (14 acres, zoned Planned Commercial)	
Value	HIGH	
Aspirational Goal	Trail Easements	
Backup Strategy		
Community Value:	LOW	
	Buffer Value:	None
	Potential Partners:	NA
	Adjacent Parcels:	Warembourg (west)
	Other Notes	
Resource Value:	LOW	
	Habitat & Vegetation:	Grassland restoration demonstration area.
	Riparian/Wetland:	None
	Other Notes:	Maintain the rural feel at the intersection of Dillon and 96 th Street.
Property Goals:	> Protect heritage (rural character)	
	> Expand trail connectivity	
	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Protect biodiversity	
Supporting Parcels:	>OSAB recommends trail connectivity from Coal Creek Trail to Dillon road in combination with parcels C.2 and C.3.	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott
		Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona
		Garvin

ARCHDIOCESE

Opportunities for Preserving Open Space & Improving Trail Connectivity

Property	Between S 96th & S. Arthur Ave.- South (C.3) (33 acres, zoned Planned Commercial)	
Value	HIGH	
Aspirational Goal	Trail Easements	
Backup Strategy		
Community Value:	LOW	
	Buffer Value:	NA
	Potential Partners:	NA
	Adjacent Parcels:	Warembourg (west)
	Other Notes:	
Resource Value:	LOW	
	Habitat & Vegetation:	Grassland restoration demonstration area.
	Riparian/Wetland:	NA
	Other Notes:	Maintain the rural feel at the intersection of Dillon and 96 th Street.
Property Goals:	> Protect heritage (rural character)	
	> Expand trail connectivity	
	> Provide larger contiguous acreage	
	> Increase habitat health	
	> Protect biodiversity	
Supporting Parcels:	OSAB recommends trail connectivity from Coal Creek Trail to Dillon road in combination with parcels C.2 and C.3.	
Owner - relationship status		
Vision Statement		
Date of Recommendation:	7/12/2017	OSAB Board Members: Helen Moshak, Mike Schantz, Laura Scott Denton, Linda Smith, Missy Davis, Graeme Patterson, Jim Gibb, Fiona Garvin

Opportunities for Preserving Open Space & Improving Trail Connectivity 2017



SUBJECT: UPDATE – OPEN SPACE ZONING

DATE: OCTOBER 10, 2017

**PRESENTED BY: JOE STEVENS, DIRECTOR OF PARKS & RECREATION
EMBER BRIGNULL, OPEN SPACE MANAGER
LISA RITCHIE, ASSOCIATE PLANNER**

SUMMARY:

Section 15-3 (b) of the Louisville Charter states: *“The City's ordinances shall provide for an open space zone district into which shall be placed all land which is located wholly within the City and which has been designated as open space...”*

On August 2nd, 2011 the Planning and Parks & Recreation Departments, in collaboration with the Planning Commission and the Open Space Advisory Board (OSAB), revised the Louisville Municipal Code, to be consistent with the Charter, establishing the Open Space Zone District which was subsequently approved by City Council (Ordinance No. 1597 and No. 1597, Series 2011). In 2011, City Council included Davidson Mesa, Damyanovich and Hillside Open Space properties in the Open Space Zone District (Ordinance No. 1597, Series 2011).

At the July 12th, 2017 OSAB meeting, OSAB reviewed and recommended open space zoning designations to staff as depicted in the attachment. Staff would appreciate City Council's perspective on two OSAB recommended properties: Lake Park Open Space and Walnut Park. Currently, Lake Park Open Space is designated as Open Space and management is consistent with the “Open Space-Other” classification. If City Council is supportive of the property remaining as Open Space then no further action is required. If City Council would like to consider changing maintenance practices to include a more manicured look such as frequent mowing, ornamental flower beds or installation of playground features, then this property would need to be reclassified as a park which would require a citizen vote. Walnut Park, which is not developed and managed as Open Space, has never been designated as open space. If City Council would like to consider zoning this property as Open Space, or classifying it as a Park, a City Council super-majority vote may be necessary.

The attachment also provides an overview of the level of research and planning necessary to zone each property thereby establishing a phased approach to completing the Open Space Zoning project. Staff anticipates City Council approval for zoning the majority of the “Minimal Research Required” properties (indicated in green) at the December City Council meeting. Staff will follow the process outlined in Sec. 17.44 of the Zoning Code to rezone the properties. Per the code, public notices will be sent to all property owners within 500 ft of a proposed open space property, signs will be posted on the properties, and a notice will be published in the Daily Camera. Public Hearings will be held before Planning Commission and City Council to consider the zone changes

SUBJECT: OPEN SPACE ZONING UPDATE**DATE: OCTOBER 10TH, 2017****PAGE 2 OF 2**

via ordinance. City Council Readings are tentatively scheduled for December 5th and 19th of 2017.

FISCAL IMPACT:

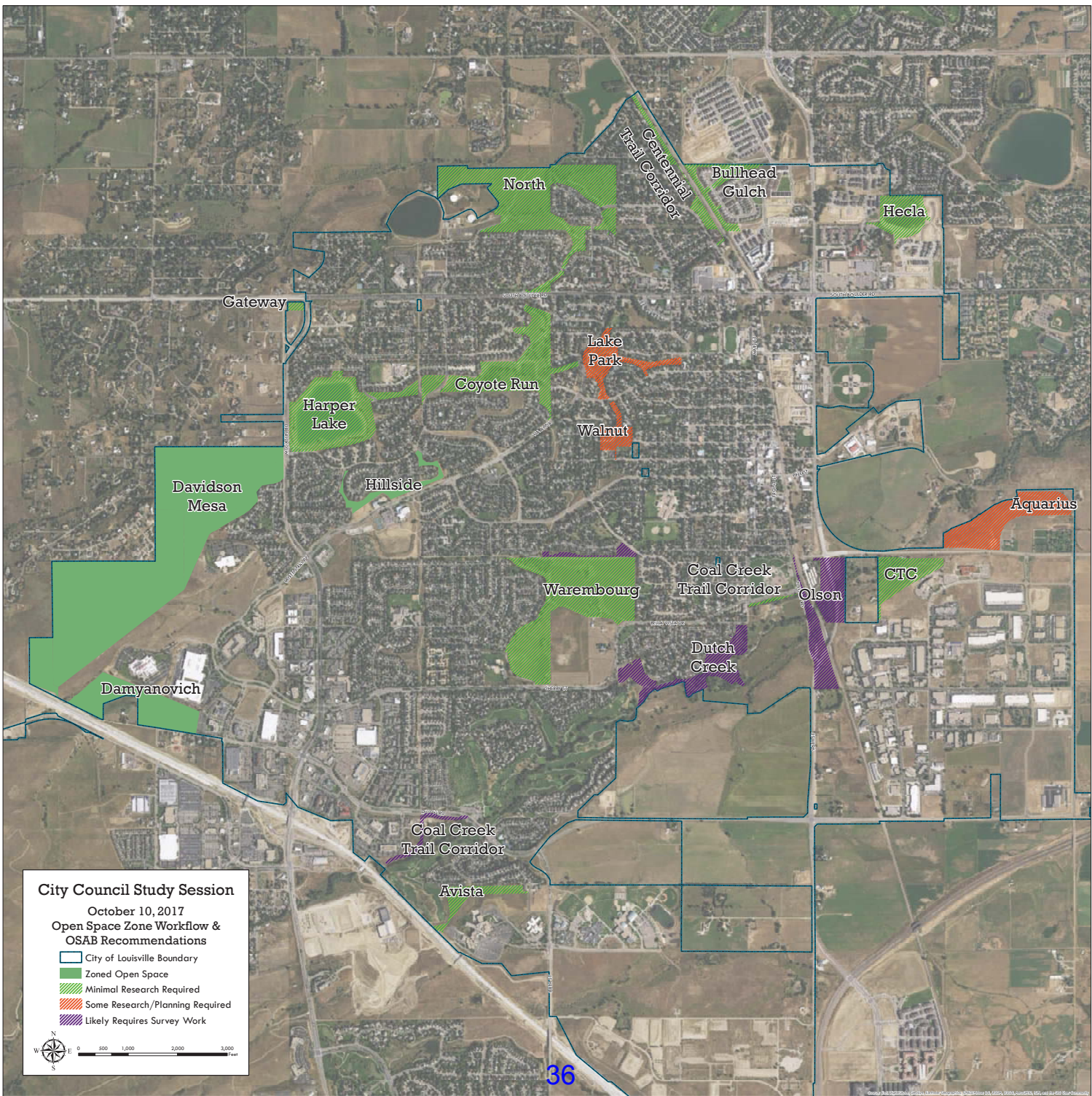
Properties zoned open space are protected from commercial and residential development, they will not produce property or sales tax revenue. However, the properties proposed to be zoned, as open space, are currently being used as open space and regardless of zoning will continue to be managed as open space, which was the intent when acquired. Officially zoning these properties as open space will not have a negative fiscal impact on the City of Louisville and in fact, adds value and vastly improves the quality of life for our community.

DISCUSSION:

- Any thoughts on bringing Harper Lake, Coyote Run, Warremburg/Daughenbaugh, North, Avista, Bullhead Gulch, Hecla, CTC, Centennial Trail Corridor, and Coal Creek Trail Corridor to City Council for open space zoning consideration in 2018?
- Should City Council consider changing the current open space designation for Lake Park Open Space?
- With regards to Lake Park Open Space, is there any interest in changing the name to Harney Pond Open Space as has been suggested?
- Should City Council consider designating Walnut Park as open space and zoned accordingly or rather remain a park as designated in the Parks, Recreation, Open Space and Trails Master Plan?

ATTACHMENT(S):

1. Map-Open Space Zone Workflow & Open Space Advisory Board (OSAB) Recommendation

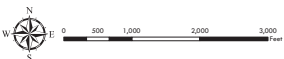


City Council Study Session

October 10, 2017

Open Space Zone Workflow & OSAB Recommendations

- City of Louisville Boundary
- Zoned Open Space
- Minimal Research Required
- Some Research/Planning Required
- Likely Requires Survey Work



**SUBJECT: UPDATE – PARKS AND PUBLIC LANDSCAPE ADVISORY
BOARD**

DATE: OCTOBER 10, 2017

PRESENTED BY: ELLEN TOON, PPLAB CHAIR

The Parks and Public Landscaping Advisory Board will be presenting on past achievements, current challenges, and upcoming goals. Presentation followed by discussion and input from City Council.

RECOMMENDATION:
Discussion

ATTACHMENT(S):
1. Presentation



Parks & Public Landscape Advisory Board

**2017 City Council
Review & Discussion**

Parks & Public Landscape Advisory Board

ACHIEVEMENTS

CHALLENGES

GOALS

The background of the slide is a soft-focus photograph of green leaves, likely from a tree or shrub, with some leaves showing signs of aging or damage. The leaves are in various shades of green, from light yellow-green to deep forest green. A black rectangular box is centered in the upper half of the slide, containing the word 'ACHIEVEMENTS' in white, bold, sans-serif capital letters.

ACHIEVEMENTS

- City Landscape Management Categories
- Development of Parks Scorecard
- Pesticide & Herbicide Application
- Inter-board Communication
- Development Review
- Continuing Public Education

ACHIEVEMENTS



City Management Category Definitions

Cemetery – The Louisville Cemetery is located on the northwest corner of the intersection of Highway 42 and Empire Rd. The site is 9 acres in size and has burial sections for: full-size, infant, and cremation; in total approximately 5,200 plots.

Greenway – Often viewed as native in appearance, these sites are primarily non-irrigated with minimal amenities. Although some may have the look and feel of an open space property, greenways are not zoned open space nor fall under management objectives of a zoned open space property. Trail corridors, large undeveloped tracts, and outlots are all examples of greenways.

Park - Comprised primarily of irrigated turf and supports passive and active recreation. Common features may include playgrounds, shelters, athletic fields, restrooms, etc. Parks can vary greatly in size and amenities offered, ranging from a neighborhood park to a community park.

Neighborhood Park – Offers basic recreation opportunities for nearby residents. These parks are primarily designed for non-organized recreation and located within walking distance of most users.

Community Parks – Larger in size than neighborhood parks, these sites provide recreation facilities for organized activities. Often destination sites, community parks provide for a large service area and usually have more support facilities such as parking lots and restrooms.

Sports Complex – Louisville's Sports Complex is located at 1200 Courtesy Road. This complex is comprised of four baseball fields, a playground, and restroom facility. Only permitted use of this facility is allowed.

Streetscape – Can be thought of as a parkway, the streetscape category encompasses plant material within the right-of-way, medians and adjoining properties. As the name suggests, a streetscape is a landscape within the street.

CITY LANDSCAPE MANAGEMENT CATEGORIES

* identifying major land uses

ACHIEVEMENTS

Louisville Parks Grade Report

June/July 2016

10= excellent

7.5= suitable/ useable

5=nonfunctional/ unsafe

0 =noted component is not present

Park	Address	Signs	Playground	Bathrooms	Pavillion	Tennis	Trees	Hort're	Fields	Bsball	Bocce	Trails/ sdwalks	Sandpit	Irrigat'n	Bskball	Total	Items	SCORE	Grader
Arboretum		8	0	0	0	0	7	9	0	0	0	10	0	7	0	41	5	8.2	Keaton
Annette Brand	Plum Circle and Azure Way	10	10	7.5	10	0	10	10	10	0	0	10	7.5	7.5	10	102.5	11	9.3	Shelly
Cedarwood	Hutchinson St. & Jefferson Ave.	0	0	0	0	0	10	0	0	0	0	10	0	7.5	0	27.5	3	9.2	Shelly
Centennial	Garfield Ave. & Regal St.	7.5	0	7.5	0	7.5	7.5	7.5	0	0	0	10	0	7.5	0	55	7	7.9	Shelly
Cleo Mudrock	401 Hutchinson St.	10	0	7.5	0	0	7.5	7.5	10	10	0	10	7.5	10	0	80	9	8.9	Shelly
Community	955 Bella Vista Dr.	10	8	7.5	10	0	9	8	9	10	0	10	0	9	9	99.5	11	9.0	English
		10	10	10	10	0	10	10	10	0	10	10	8	10	10	118	12	9.8	Keaton
		10	10	10	10	0	10	10	10	0	10	10	10	10	10	120		9.6	Ellen
		5	10	9	10	0	9	10	10	0	9	10	7.5	9.5	9.5	108.5	12	9.0	Mike
		9	9	8	9	0	8	8	8	0	8	9	0	9	8	93	11	8.5	Billy
9.2																			Sum
Cottonwood	S. Boulder Rd. & Via Appia	7.5	7.5	7	7	0	8	10	8.5	0	0	10	7.5	7.5	7.5	88	11	8.0	Mike
Cowboy	Hecla Dr. & Magbie Ln	10	10	0	0	0	10	9	0	0	0	10	0	10	0	59	6	9.8	Mike
Elephant Park	Lilac Cir. & Chestnut St.	10	0	0	0	0	8	9	8.5	0	0	10	0	8.5	0	54	6	9.0	Mike
Dutch Creek	261 Lilac Circle	10	0	0	0	0	8	8	0	0	0	10	0	10	0	46	5	9.2	English
Enclave	1140 S. Enclave Cir	6	6	0	0	0	9	0	0	0	0	10	6	9	0	46	6	7.7	English
Gateway	S. Boulder Rd. & McCaslin Blvd.	0	0	0	0	0	7.5	6	0	0	0	8	0	6	0	27.5	4	6.9	English
Hammer Run	Aline St. & Bella Vista Dr.	0	0	0	0	0	10	10	8	0	0	10	0	8	0	46	5	9.2	Keaton
Heritage	Cherry St. & S. Madison	9	10	5	10	0	10	7.5	10	5	0	10	6	9	7.5	99	12	8.3	English
Joe Carnival	912 W. Willow St.	0	7.5	0	8	0	10	8	7	0	0	8	0	7	0	55.5	7	7.9	English
Keith Helart	Monarch Court	0	7.5	0	8.5	0	10	6	8	0	0	9.5	0	7.5	0	57	7	8.1	English
Lawrence Enrietto	Jefferson Ave. and Griffith St.	9	0	10	9	0	10	9	10	0	8	9	0	9	0	83	9	9.2	Keaton
McKinley	McKinley Park Lane	0	0	0	0	0	9	10	10	0	0	10	0	5	0	44	5	8.8	Keaton
Meadows	Orchard Way & Pear Ct.	0	9.5	0	10	0	10	10	10	0	0	10	0	10	10	79.5	8	9.9	Keaton
Memory Square	801 Grant St.	10	7.5		5	0	9	7	0	6	0	4	5	6	0	59.5	9	6.6111	English
		10	10		10	0	7.5	7.5	0	0	10	10	7.5	7.5	0	80		8.9	Ellen
		0	10	(in Pool House & Art Center)	10	0	8	10	10	0	10	10	0	10	0	78	9	8.7	Keaton
		10	10		8	0	9	8	0	0	10	10	10	10	0	85	9	9.4	Mark
		7.5	9		9	0	9.5	8.5	0	0	9	10	7.5	8	0	78	9	8.7	Mike
		9	9		9	0	9	8		0	9	9	0	8.5	0	70.5	8	8.8	Billy
8.5																			Sum
Mission Greens	Lois Dr. & S. Hoover Ave.	0	0	0	0	10	10	0	0	0	0	10	0	10	0	40	4	10.0	Mark
Miner's Field	Highway 42 & South St.	0	0	8	0	0	10	8	10	0	0	0	0	9	0	45	5	9.0	Keaton
Pirates	Lafayette St. & Jefferson Ave.	10	10	7.5	10	10	9	9	0	0	0	10	0	10	10	95.5	10	9.6	Mark
Sagebrush	S. Polk & W. Pine St.	0	0	0	0	0	7	7.5	0	0	7.5	8	0	6	0	36	5	7.2	Billy

DEVELOPMENT OF PARKS SCORECARD

* evaluation of City assets

ACHIEVEMENTS



PESTICIDE & HERBICIDE APPLICATION

- * posting of applications in parks ⁴³
- * herbicide –free zones

ACHIEVEMENTS



Parks and Public Landscaping Advisory Board Joint Meeting with the Open Space Advisory Board Agenda

Thursday, September 1, 2016
Louisville City Services
739 S. 104th St.
7:00 PM

INTER-BOARD COMMUNICATION

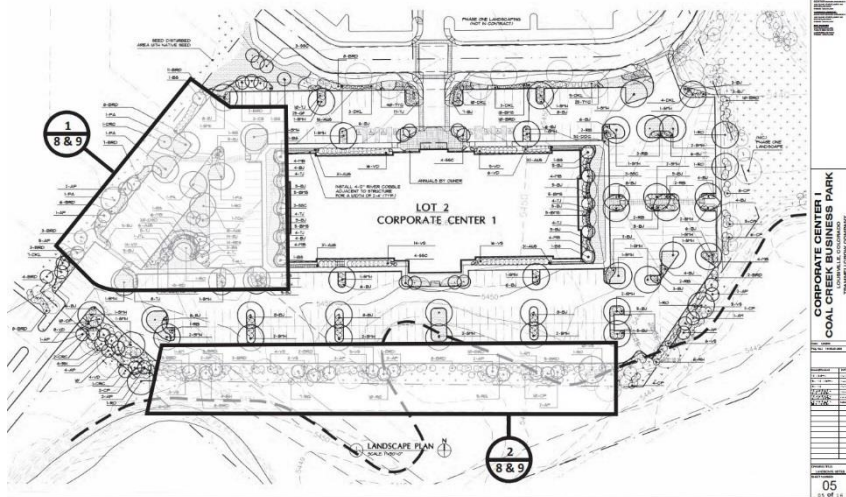
- * sharing ideas
- * ⁴⁴coordination of efforts

ACHIEVEMENTS



FINAL PLANNED USE DEVELOPMENT
COAL CREEK CORPORATE CENTER I, AMENDMENT A

COAL CREEK BUSINESS PARK
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



July 25, 2017

Re: Louisville Recreation Center – Landscape Narrative

Planting Design

The proposed plant varieties are consistent with the City of Louisville CDDSG Recommended Plant Materials List. They are recommended for Louisville's soil and climate conditions and are consistent with the City's water conservation goals. Plants near the front entrance are selected to provide color and visual interest with extended flowering and varied foliage colors. Parking lot plantings are tough species to withstand reflected heat from the pavement while providing green islands. Shade trees and ornamental shrubs and grasses are provided along the western walkways. The playground on the south side has shade trees, ornamental trees, ornamental shrubs, and grasses around the perimeter to make the space inviting and attractive from the inside as well as the outside. Evergreen trees on the south and east sides help buffer

DEVELOPMENT REVIEW

* timeliness of presentations

ACHIEVEMENTS



TREE PRUNING DEMONSTRATION Saturday, October 7th 10AM-12PM @ THE CITY'S ARBORETUM

Located off of Via Appia between the Louisville Recreation Center and the Police Department. Closest access is from the parking lot located at the Louisville Skate Park. Demonstration will be held by the City Forester and staff, sponsored by the Parks and Public Landscapes Advisory Board. For more information contact (303) 335-4735.



CONTINUING PUBLIC EDUCATION

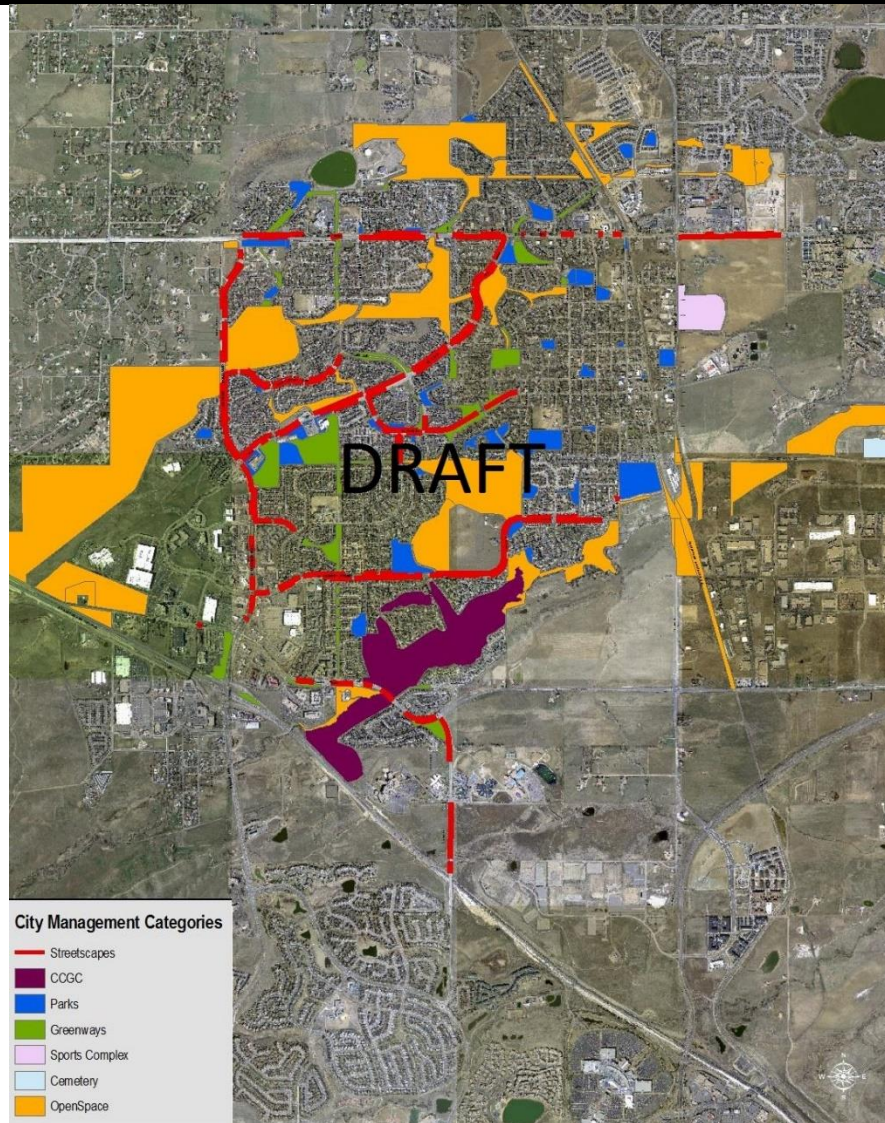
* scheduled pruning demonstration⁴⁶

The background of the slide is a soft-focus photograph of green leaves, likely from a tree or shrub, with some leaves showing signs of aging or damage. The leaves are in various shades of green, from light lime to a darker forest green. A black rectangular box is positioned in the upper center of the slide, containing the word "CHALLENGES" in white, bold, sans-serif capital letters.

CHALLENGES

- City Landscape Management Categories
- Design Guidelines
- Development Review
- Dog Park
- Parks Scorecard
- Continued Public Education

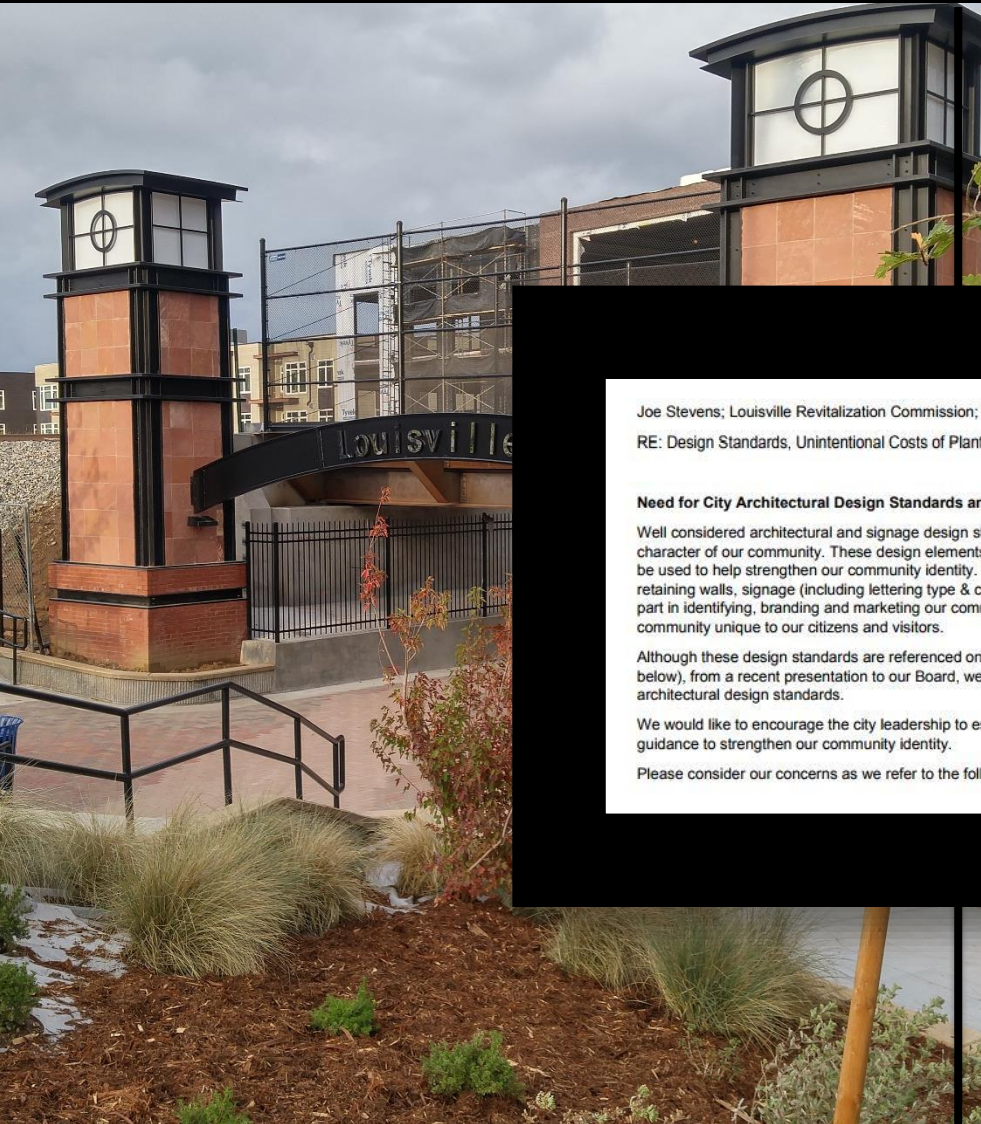
CHALLENGES



CITY LANDSCAPE MANAGEMENT CATEGORIES

* legal issues * public access⁴⁸ * maintenance responsibilities

CHALLENGES



Joe Stevens; Louisville Revitalization Commission; City Council

RE: Design Standards, Unintentional Costs of Planting Design, Purpose of City Boards

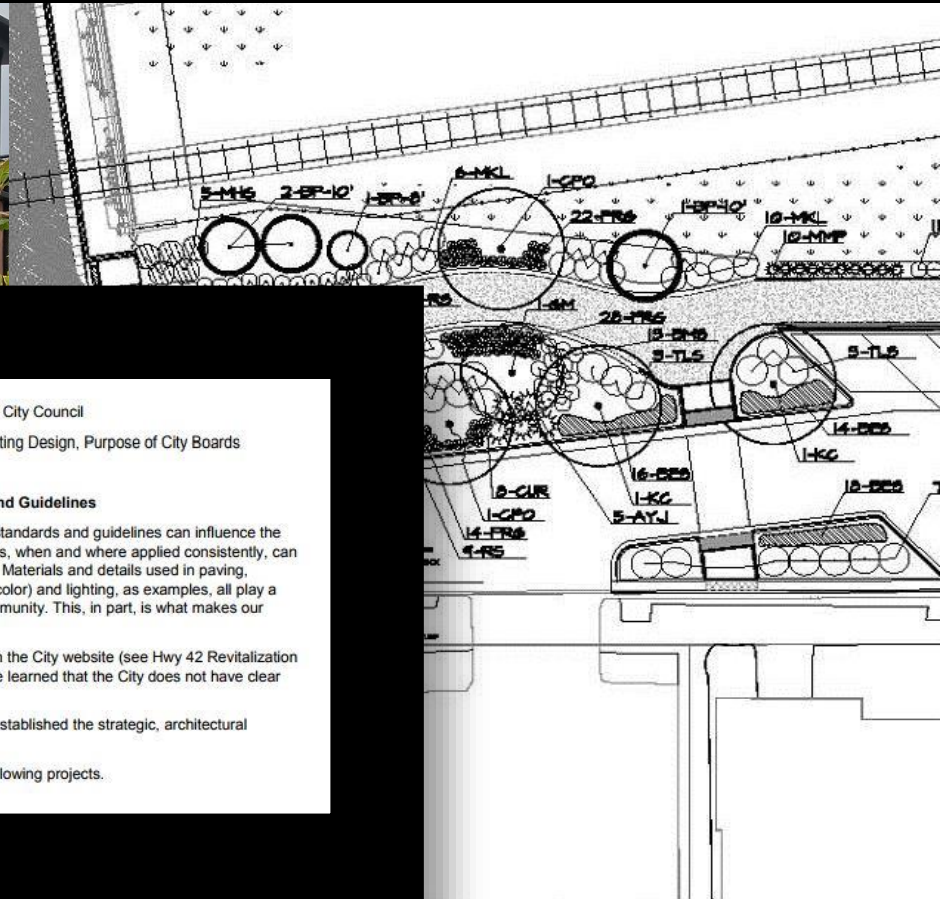
Need for City Architectural Design Standards and Guidelines

Well considered architectural and signage design standards and guidelines can influence the character of our community. These design elements, when and where applied consistently, can be used to help strengthen our community identity. Materials and details used in paving, retaining walls, signage (including lettering type & color) and lighting, as examples, all play a part in identifying, branding and marketing our community. This, in part, is what makes our community unique to our citizens and visitors.

Although these design standards are referenced on the City website (see Hwy 42 Revitalization below), from a recent presentation to our Board, we learned that the City does not have clear architectural design standards.

We would like to encourage the city leadership to established the strategic, architectural guidance to strengthen our community identity.

Please consider our concerns as we refer to the following projects.



Planting Plan SOUTH STREET UNDERPASS

DESIGN GUIDELINES

* strategic guidance ? * ⁴⁹unintentional costs ? * design review ?

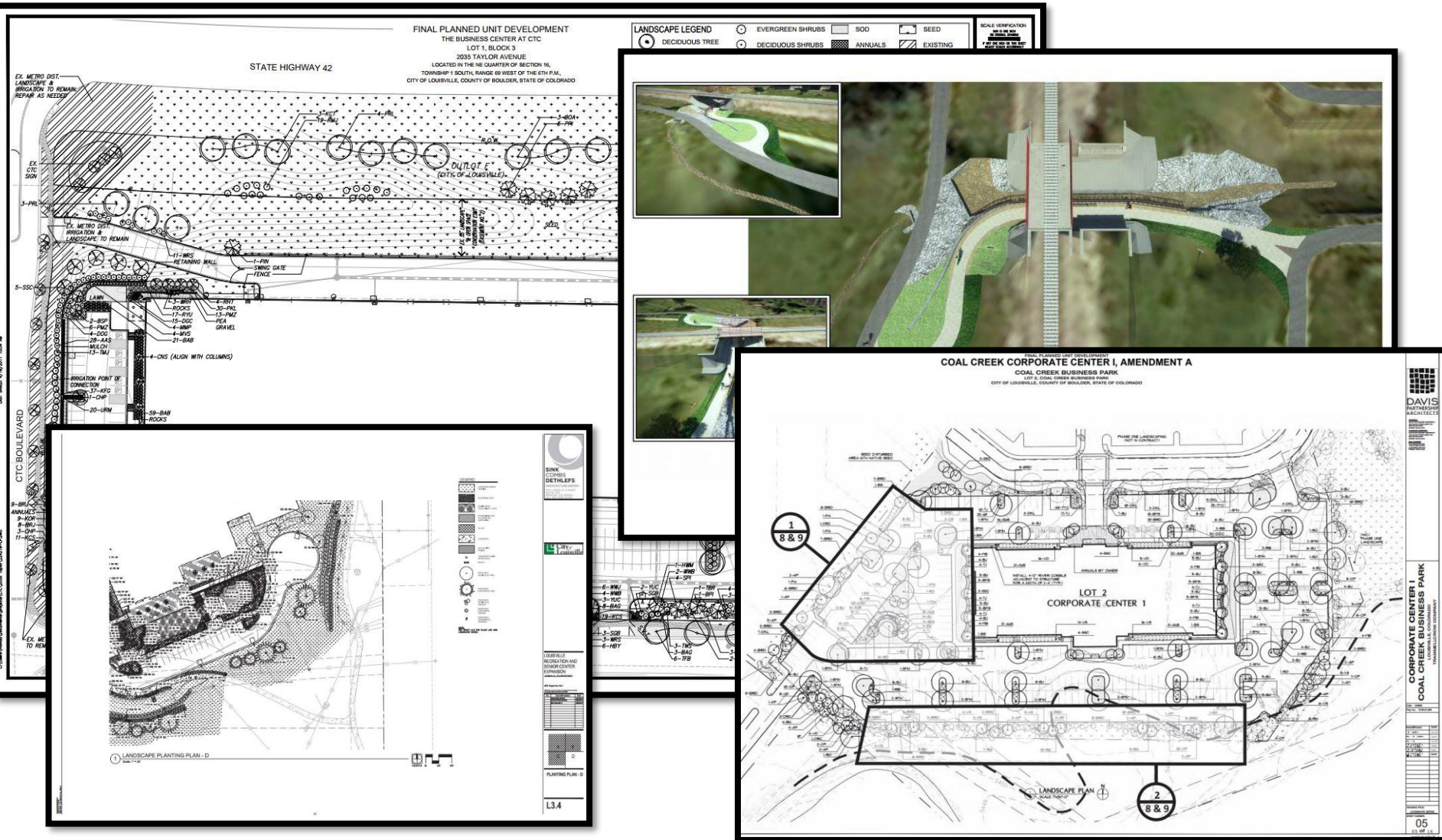
CHALLENGES



DOG PARK

* need for additional site(s)

CHALLENGES



DEVELOPMENT REVIEW

*volume * length of presentations * unclear design guidelines

CHALLENGES

10= excellent

7.5= suitable/ useable

5=nonfunctional/ unsafe

0 =noted component is not present

Park	Address	Signs	Playground	Bathrooms	Pavillion	Tennis	Trees	Hort're	Fields	Bsball	Bocce	Trails/ sdwalks	Sandpit	Irrigat'n	Bskball	Total	Items	SCORE	Grader
Arboretum		8	0	0	0	0	7	9	0	0	0	10	0	7	0	41	5	8.2	Keaton
Annette Brand	Plum Circle and Azure Way	10	10	7.5	10	0	10	10	10	0	0	10	7.5	7.5	10	102.5	11	9.3	Shelly
Cedarwood	Hutchinson St. & Jefferson Ave.	0	0	0	0	0	10	0	0	0	0	10	0	7.5	0	27.5	3	9.2	Shelly
Centennial	Garfield Ave. & Regal St.	7.5	0	7.5	0	7.5	7.5	7.5	0	0	0	10	0	7.5	0	55	7	7.9	Shelly
Cleo Mudrock	401 Hutchinson St.	10	0	7.5	0	0	7.5	7.5	10	10	0	10	7.5	10	0	80	9	8.9	Shelly
Community	955 Bella Vista Dr.	10	8	7.5	10	0	9	8	9	10	0	10	0	9	9	99.5	11	9.0	English
		10	10	10	10	0	10	10	10	0	10	10	8	10	10	118	12	9.8	Keaton
		10										0	10	10	10	120		9.6	Ellen
		5										0	7.5	9.5	9.5	108.5	12	9.0	Mike
		9										9	0	9	8	93	11	8.5	Billy
																		9.2	Sum
Cottonwood	S. Boulder Rd. & Via Appia	7.5										0	7.5	7.5	7.5	88	11	8.0	Mike
Cowboy	Hecla Dr. & Magbie Ln	10										0	0	10	0	59	6	9.8	Mike
Elephant Park	Lilac Cir. & Chestnut St.	10										0	0	8.5	0	54	6	9.0	Mike
Dutch Creek	261 Lilac Circle	10										0	0	10	0	46	5	9.2	English
Enclave	1140 S. Enclave Cir	6										0	6	9	0	46	6	7.7	English
Gateway	S. Boulder Rd. & McCaslin Blvd.	0										8	0	6	0	27.5	4	6.9	English
Hammer Run	Aline St. & Bella Vista Dr.	0										0	0	8	0	46	5	9.2	Keaton
Heritage	Cherry St. & S. Madison	9										0	6	9	7.5	99	12	8.3	English
Joe Carnival	912 W. Willow St.	0										8	0	7	0	55.5	7	7.9	English
Keith Helart	Monarch Court	0										5	0	7.5	0	57	7	8.1	English
Lawrence Enrietto	Jefferson Ave. and Griffith St.	9										9	0	9	0	83	9	9.2	Keaton
McKinley	McKinley Park Lane	0										0	0	5	0	44	5	8.8	Keaton
Meadows	Orchard Way & Pear Ct.	0										0	0	10	10	79.5	8	9.9	Keaton
Memory Square	801 Grant St.	10	7.5		5	0	9	7	0	6	0	4	5	6	0	59.5	9	6.61111	English
		10	10		10	0	7.5	7.5	0	0	10	10	7.5	7.5	0	80		8.9	Ellen
		0	10	(in Pool House & Art Center)	10	0	8	10	10	0	10	10	0	10	0	78	9	8.7	Keaton
		10	10		8	0	9	8	0	0	10	10	10	10	0	85	9	9.4	Mark
		7.5	9		9	0	9.5	8.5	0	0	9	10	7.5	8	0	78	9	8.7	Mike
		9	9		9	0	9	8		0	9	9	0	8.5	0	70.5	8	8.8	Billy
																		8.5	Sum
Mission Greens	Lois Dr. & S. Hoover Ave.	0	0	0	0	10	10	0	0	0	0	10	0	10	0	40	4	10.0	Mark
Miner's Field	Highway 42 & South St.	0	0	8	0	0	10	8	10	0	0	0	0	9	0	45	5	9.0	Keaton

PARKS SCORECARD

* improve methodology ⁵² * implement priorities

CHALLENGES



CONTINUED PUBLIC EDUCATION

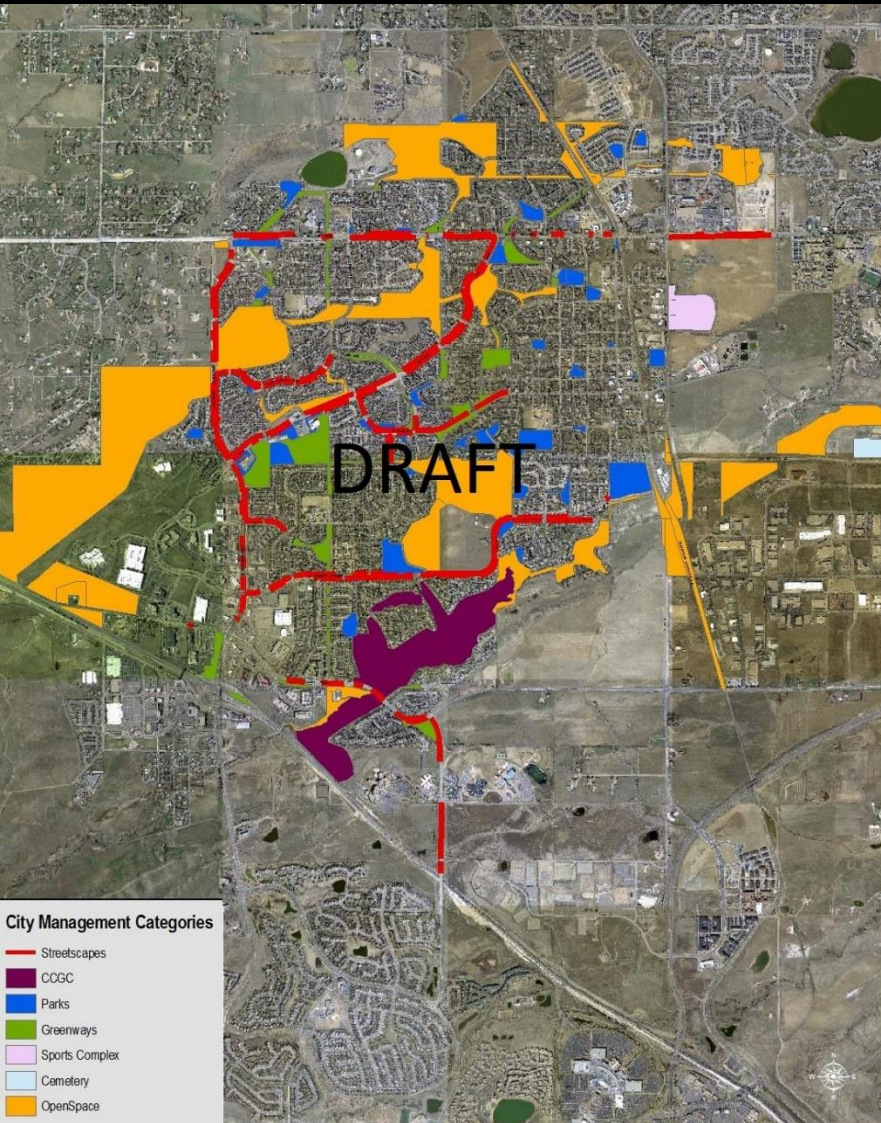
* plant selection * diseases⁵³ * drought tolerance

The background of the slide is a soft-focus photograph of green leaves, likely from a tree or shrub, with some leaves showing signs of aging or damage. The leaves are in various shades of green, from light yellow-green to deep forest green. A black rectangular box is centered in the upper half of the slide, containing the word "GOALS" in white, bold, sans-serif capital letters.

GOALS

- City Landscape Management Categories
- Streetscape Master Plan & Scorecard
- Cottonwood Park / Lake Park Master Plan
- Design Guidelines
- Dog Park

GOALS



CITY LANDSCAPE MANAGEMENT CATEGORIES

* public involvement program ⁵⁵ * prioritization * use of funds

GOALS



STREETSCAPE SCORECARD & MASTER PLAN

* evaluation * prioritization⁵⁶ * potential internship

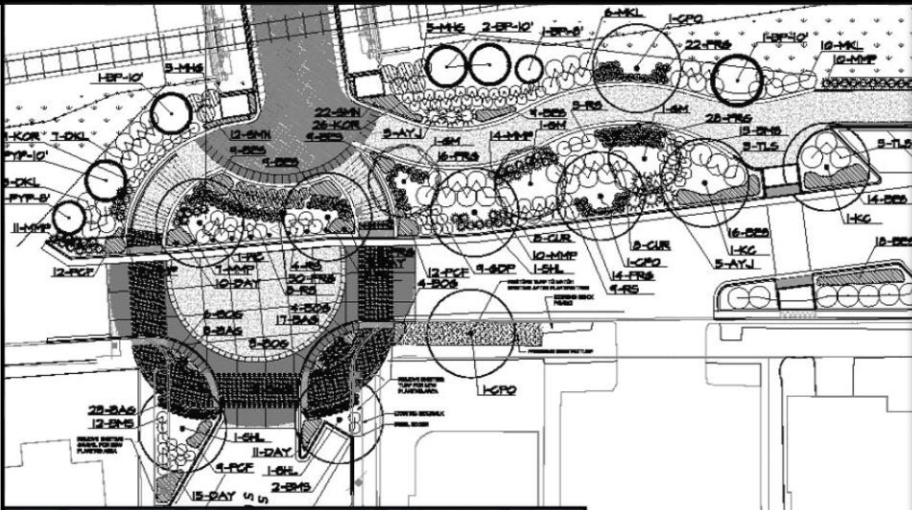
GOALS



COTTONWOOD PARK / LAKE PARK OPEN SPACE MASTER PLAN

* bookend to Community Park

GOALS



DESIGN GUIDELINES

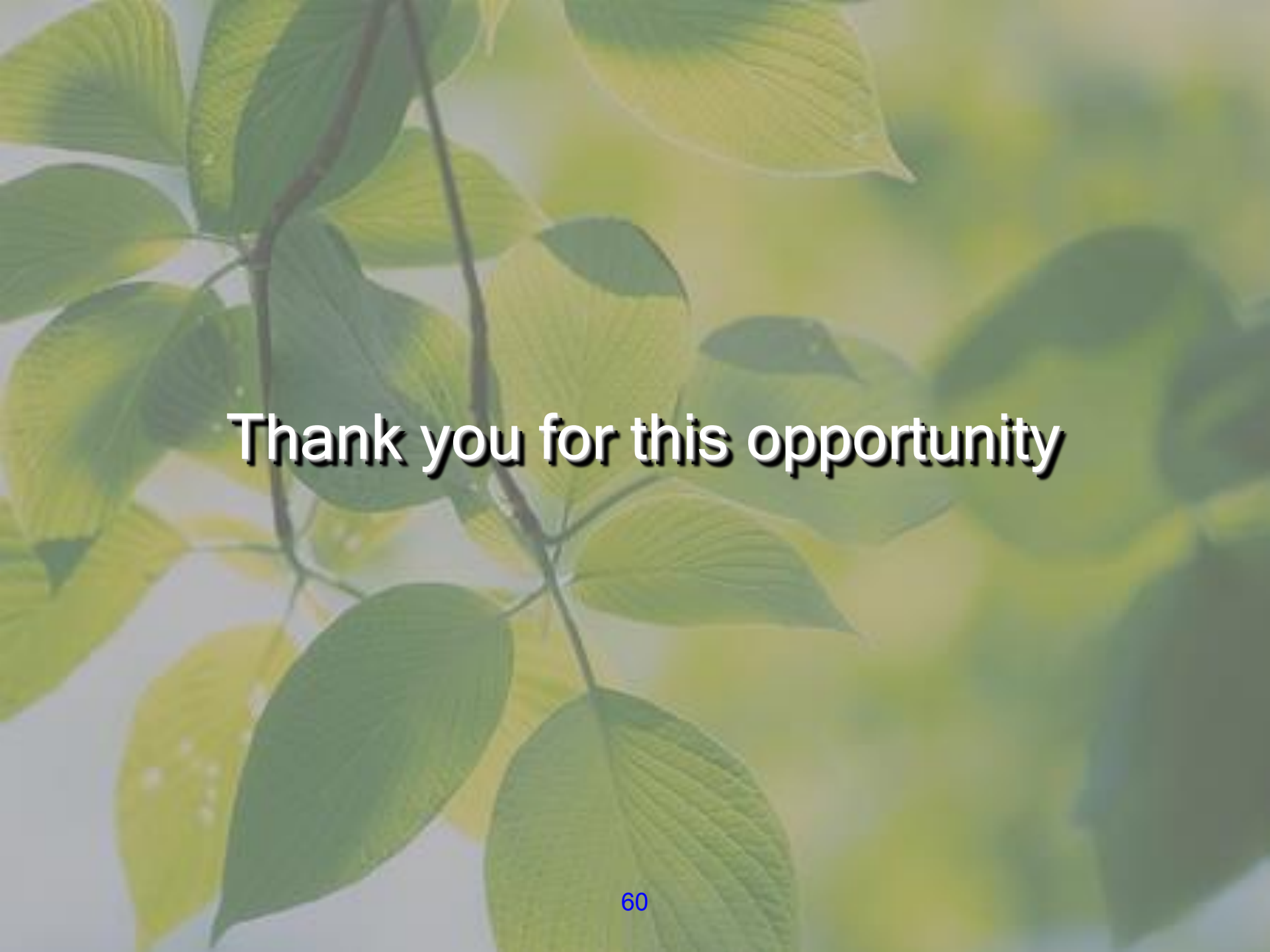
- * strategic guidance
- * strengthen community identity
- * unintentional costs
- * design review

CHALLENGES



DOG PARK

* need for additional site(s)

The background of the slide features a close-up photograph of green leaves and thin brown branches. The leaves are various shades of green, with some showing signs of aging or damage, such as small white spots. The lighting is soft, creating a natural and serene atmosphere.

Thank you for this opportunity